

Democratic Services



**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

18 July 2022

Dear Councillor

PLANNING COMMITTEE- TUESDAY 19 JULY 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: 19 July 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.

Agenda Item No	
6a	<p data-bbox="304 539 464 568">22/00364/AP</p> <p data-bbox="304 602 699 631">Land At Twigworth, Twigworth</p> <p data-bbox="304 665 1345 846">Further to the preparation of the Committee report, the applicant has submitted additional plans in response to concerns from the Environment Agency, the County Highways Authority and the Council's Landscape Advisor. The Environment Agency, County Highways Officer and Landscape Advisor have reviewed the additional submissions and confirmed there are no objections/concerns and that they are satisfied with the minor amendments which were made to the proposal.</p> <p data-bbox="304 880 1313 940">There have also been ongoing discussions between Planning Officers, the Highways Authority and the applicant in respect to the recommended planning conditions.</p> <p data-bbox="304 974 1321 1034">Further to these discussions, and to reflect the updated plans, it is recommended that the planning conditions are amended to state:</p> <p data-bbox="304 1068 453 1097">Condition 1</p> <p data-bbox="304 1131 1289 1191">1. The development hereby approved shall be implemented in accordance with the following plans, documents and details:</p> <ul data-bbox="304 1225 1353 2022" style="list-style-type: none"> - Waste Minimisation Statement February 2022 received 9th March 2022 - Site Location Plan TWIG3-MCB-ZZ-ZZ-DR-A-0201-D5-P2 received 9th March 2022 - Site Layout Plan TWIG3-MCB-ZZ-ZZ-DR-A-0230-D5-P4 received 6th July 2022 - Materials and Boundaries Plan TWIG3-MCB-ZZ-ZZ-DR-A-0231-D5-P4 received 6th July 2022 - Surface Finishes Plan TWIG3-MCB-ZZ-ZZ-DR-A-0232-D5-P4 received 6th July 2022 - Parking Strategy Plan TWIG3-MCB-ZZ-ZZ-DR-A-0233-D5-P4 received 6th July 2022 - Affordable Tenure Plan TWIG3-MCB-ZZ-ZZ-DR-A-0234-D5-P4 received 6th July 2022 - Adoptable Management Plan TWIG3-MCB-ZZ-ZZ-DR-A-0235-D5-P4 received 6th July 2022 - Refuse Strategy TWIG3-MCB-ZZ-ZZ-DR-A-0236-D5-P4 received 6th July 2022 - Storey Heights Plan TWIG3-MCB-ZZ-ZZ-DR-A-0237-D5-P4 received 6th July 2022

- Illustrative Streetscenes TWIG3-MCB-ZZ-ZZ-DR-A-0250-D5-P2 received 1st June 2022
- Conceptual Streetscenes 61339-MCB-ZZ-ZZ-DR-A received 1st June 2022
- Housetype Plans and Elevations – Becket TWIG3-MCB-ZZ-ZZ-DR-A-0105-D5-P3 received 30th June 2022
- Housetype Plans and Elevations – Becket TWIG3-MCB-ZZ-ZZ-DR-A-0106-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Mylne TWIG3-MCB-ZZ-ZZ-DR-A-0108-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Mylne TWIG3-MCB-ZZ-ZZ-DR-A-0110-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Leverton TWIG3-MCB-ZZ-ZZ-DR-A-0111-D5-P4 received 6th July 2022
- Housetype Plans and Elevations – Leverton TWIG3-MCB-ZZ-ZZ-DR-A-0112-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Pembroke + TWIG3-MCB-ZZ-ZZ-DR-A-0113-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Pembroke + TWIG3-MCB-ZZ-ZZ-DR-A-0114-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Pembroke + TWIG3-MCB-ZZ-ZZ-DR-A-0115-D5-P1 received 9th March 2022
- Housetype Plans and Elevations – Pembroke TWIG3-MCB-ZZ-ZZ-DR-A-0117-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Knightley TWIG3-MCB-ZZ-ZZ-DR-A-0119-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Knightley TWIG3-MCB-ZZ-ZZ-DR-A-0120-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Knightley TWIG3-MCB-ZZ-ZZ-DR-A-0121-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Knightley TWIG3-MCB-ZZ-ZZ-DR-A-0122-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Cottingham TWIG3-MCB-ZZ-ZZ-DR-A-0123-D5-P1 received 9th March 2022
- Housetype Plans and Elevations – Cottingham TWIG3-MCB-ZZ-ZZ-DR-A-0124-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Elmslie TWIG3-MCB-ZZ-ZZ-DR-A-0125-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Elmslie TWIG3-MCB-ZZ-ZZ-DR-A-0126-D5-P2 received 9th March 2022
- Housetype Plans and Elevations – Aslin TWIG3-MCB-ZZ-ZZ-DR-A-0128-D5-P2 received 1st June 2022

- Housetype Plans and Elevations – Aslin TWIG3-MCB-ZZ-ZZ-DR-A-0129-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Bleinham TWIG3-MCB-ZZ-ZZ-DR-A-0130-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Bleinham TWIG3-MCB-ZZ-ZZ-DR-A-0131-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X306 TWIG3-MCB-ZZ-ZZ-DR-A-0133-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X306 FG TWIG3-MCB-ZZ-ZZ-DR-A-0134-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X307 TWIG3-MCB-ZZ-ZZ-DR-A-0136-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X308 TWIG3-MCB-ZZ-ZZ-DR-A-0137-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X412 TWIG3-MCB-ZZ-ZZ-DR-A-0139-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X413 TWIG3-MCB-ZZ-ZZ-DR-A-0140-D5-P1 received 9th March 2022
- Housetype Plans and Elevations - X413 TWIG3-MCB-ZZ-ZZ-DR-A-0141-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X413 TWIG3-MCB-ZZ-ZZ-DR-A-0142-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X413 TWIG3-MCB-ZZ-ZZ-DR-A-0143-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X413 TWIG3-MCB-ZZ-ZZ-DR-A-0144-D5-P1 received 9th March 2022
- Housetype Plans and Elevations - X414 TWIG3-MCB-ZZ-ZZ-DR-A-0145-D5-P3 received 30th June 2022
- Housetype Plans and Elevations - X414 TWIG3-MCB-ZZ-ZZ-DR-A-0146-D5-P1 received 9th March 2022
- Housetype Plans and Elevations - W4025 TWIG3-MCB-ZZ-ZZ-DR-A-0147-D5-P3 received 30th June 2022
- Housetype Plans and Elevations - W4025 TWIG3-MCB-ZZ-ZZ-DR-A-0148-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0149-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0150-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0151-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0152-D5-P2

	received 1st June 2022
-	Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0153-D5-P2 received 1st June 2022
-	Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0154-D5-P2 received 1st June 2022
-	Housetype Plans and Elevations - X309 TWIG3-MCB-ZZ-ZZ-DR-A-0155-D5-P2 received 1st June 2022
-	Housetype Plans and Elevations – Leverton TWIG3-MCB-ZZ-ZZ-DR-A-0156-D5-P1 received 1st June 2022
-	Housetype Plans and Elevations – Cottingham TWIG3-MCB-ZZ-ZZ-DR-A-0157-D5-P1 received 1st June 2022
-	Housetype Plans and Elevations – Elmslie TWIG3-MCB-ZZ-ZZ-DR-A-0158-D5-P1 received 1st June 2022
-	Housetype Plans and Elevations - 3xAF2+3xAF1 TWIG3-MCB-ZZ-ZZ-DR-A-0160-D5-P2 received 1st June 2022
-	Housetype Plans and Elevations - 3xAF2+3xAF1 TWIG3-MCB-ZZ-ZZ-DR-A-0161-D5-P2 received 1st June 2022
-	Housetype Plans and Elevations - 9xAF1 TWIG3-MCB-ZZ-ZZ-DR-A-0162-D5-P2 received 1st June 2022
-	Housetype Plans and Elevations - 9xAF1 TWIG3-MCB-ZZ-ZZ-DR-A-0163-D5-P2 received 1st June 2022
-	Housetype Plans and Elevations - 9xAF1 TWIG3-MCB-ZZ-ZZ-DR-A-0164-D5-P2 received 1st June 2022
-	Housetype Plans and Elevations - 3xAF2+15xAF1_GF TWIG3-MCB-ZZ-ZZ-DR-A-0165-D5-P2 received 1st June 2022
-	Housetype Plans and Elevations - 3xAF2+15xAF1_FF TWIG3-MCB-ZZ-ZZ-DR-A-0166-D5-P3 received 30th June 2022
-	Housetype Plans and Elevations -3xAF2+15xAF1_2F TWIG3-MCB-ZZ-ZZ-DR-A-0167-D5-P3 received 30th June 2022
-	Housetype Plans and Elevations -3xAF2+15xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0168-D5-P3 received 30th June 2022
-	Housetype Plans and Elevations - 3xAF2+15xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0169-D5-P3 received 30th June 2022
-	Housetype Plans and Elevations -3xAF2+15xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0170-D5-P3 received 30th June 2022
-	Housetype Plans and Elevations -7xAF2+10xAF1_GF TWIG3-MCB-ZZ-ZZ-DR-A-0171-D5-P2 received 1st June 2022
-	Housetype Plans and Elevations -7xAF2+10xAF1_FF TWIG3-MCB-ZZ-ZZ-DR-A-0172-D5-P3 received 30th June 2022
-	Housetype Plans and Elevations -7xAF2+10xAF1_2F TWIG3-MCB-ZZ-ZZ-DR-A-0173-D5-P3 received 30th June 2022

- Housetype Plans and Elevations -7xAF2+10xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0174-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -7xAF2+10xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0175-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -7xAF2+10xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0176-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-GF TWIG3-MCB-ZZ-ZZ-DR-A-0177-D5-P2 received 1st June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-FF TWIG3-MCB-ZZ-ZZ-DR-A-0178-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-2F TWIG3-MCB-ZZ-ZZ-DR-A-0179-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0180-D5-P3 30th June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0181-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0182-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+15xAF1_GF TWIG3-MCB-ZZ-ZZ-DR-A-0183-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+15xAF1_FF TWIG3-MCB-ZZ-ZZ-DR-A-0184-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+15xAF1_2F TWIG3-MCB-ZZ-ZZ-DR-A-0185-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+15xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0186-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+15xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0187-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2BH TWIG3-MCB-ZZ-ZZ-DR-A-0190-D5-P2 received 1st June 2022
- Housetype Plans and Elevations -3BH TWIG3-MCB-ZZ-ZZ-DR-A-0191-D5-P2 received 1st June 2022
- Housetype Plans and Elevations -3BH_FG TWIG3-MCB-ZZ-ZZ-DR-A-0192-D5-P2 received 1st June 2022
- Housetype Plans and Elevations -4BH TWIG3-MCB-ZZ-ZZ-DR-A-0193-D5-P2 received 1st June 2022
- Housetype Plans and Elevations -4BH_FG TWIG3-MCB-ZZ-ZZ-DR-A-0194-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Garages TWIG3-MCB-ZZ-ZZ-DR-A-0195-D5-P1 received 9th March 2022
- Housetype Plans and Elevations – Garages TWIG3-MCB-ZZ-ZZ-DR-A-0196-

D5-P2 received 1st June 2022

- Housetype Plans and Elevations - Bins and Bike Storage TWIG3-MCB-ZZ-ZZ-DR-A-0198-D5-P1 received 9th March 2022
- Housetype Plans and Elevations - Bins and Bike Storage TWIG3-MCB-ZZ-ZZ-DR-A-0199-D5-P1 received 9th March 2022
- On-Site General Arrangement SK01 D received 1st June 2022
- On-Site Visibility Splays and Forward Visibility SK02 D received 1st June 2022
- On-Site Swept Paths and Car Passing SP01 D received 1st June 2022
- On-Site Swept Paths Refuse (Access) and Car SP02 E received 1st June 2022
- On-Site Swept Paths Refuse (Egress) and Car SP03 E received 1st June 2022
- On-Site Swept Paths Fire Appliance SP04 E received 1st June 2022
- On-Site Swept Paths Delivery Vehicle and Car SP08 D received 1st June 2022
- Preliminary FFL's and Drainage Strategy PJS19-24-700 D received 1st June 2022
- Horizontal General Arrangement PJS19-24-710 A received 1st June 2022
- Landscape General Arrangement LA5173-001C received 6th July 2022
- Landscape Proposals 1 of 4 LA5173-002B received 30th June 2022
- Landscape Proposals 2 of 4 LA5173-003B received 30th June 2022
- Landscape Proposals 3 of 4 LA5173-004B received 30th June 2022
- Landscape Proposals 4 of 4 LA5173-005C received 6th July 2022
- Proposed Play Area (LEAP) LA5173-006D received 6th July 2022
- Noise Assessment and Mitigation Scheme dated January 2022 received 9th March 2022
- Arboricultural Method Statement dated February 2022 received 9th March 2022
- Briefing Note: Ecology Update dated June 2022 received 30th June 2022

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.'

Condition 2

'No dwelling hereby approved shall be occupied until the access, parking and turning facilities serving that dwelling have been provided as shown on drawing TWIG3-MCB-ZZ-ZZ-DR-A-0230.'

Reason: To ensure conformity with submitted details.

Condition 3

	<p>'The Development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To promote sustainable travel and healthy communities'</p> <p>The Highways Authority have also requested an additional condition is be imposed which states</p> <p>Condition 4</p> <p>'Before first occupation, each dwelling hereby approved shall have been fitted with an Electric Vehicle Charging Point (EVCP) that complies with a technical charging performance specification, as agreed in writing by the local planning authority. Each EVCP shall be installed and available for use in accordance with the agreed specification unless replaced or upgraded to an equal or higher specification.</p> <p>Reason: To promote sustainable travel and healthy communities.'</p> <p>As all outstanding matters as set out in the committee report are now resolved, the recommendation is changed from 'DELEGATED APPROVAL' to 'APPROVAL'</p>
<p>6b</p>	<p>22/00523/OUT</p> <p>Land Off Brook Lane, Twigworth/Down Hatherley</p> <p>The application has been Withdrawn</p>
<p>6c</p>	<p>20/00892/OUT</p> <p>Land Off Kyderminster Road, Winchcombe</p> <p>Members attention is drawn to the following corrections:</p> <ul style="list-style-type: none"> - Paragraph 7.22 incorrectly refers to the site as being allocated for housing. While the site itself is not allocated, the same evidence base that applied to the adjoining allocation WIN1 (to the south) considers and applies equally to the application site. - Paragraph 7.69 incorrectly includes a reference to primary education; this should only refer to secondary education as a primary contribution is not required. <p>Following the publication of the Committee report, the applicant has advised that the allotment site to the north-west of the site is now in active use (since spring 2022) and this has an influence over the setting of the application site and AONB.</p> <p>The applicant has also requested that the submitted parameters plan is considered as an 'application plan' in order to provide additional 'control' over development and ensuring that important protected view corridors are maintained free of built development in any subsequent reserved matters application. This could be secured by condition.</p> <p>The applicant has requested that Condition 24 in the Committee report is omitted and that the contribution towards the bus shelter is secured by way of a legal agreement in order to be consistent with the approach taken at the adjoining site to the south.</p> <p>The recommendation remains as set out in Paragraph 8.14 of the Committee report, subject to the omission of Condition 24 (as set out within the Committee report), the inclusion of a Bus Stop contribution to be secured by legal agreement and the following additional condition:</p>

	<p>24. The details to be submitted as part of the Reserved Matters application(s) for Layout and Landscaping pursuant to Condition 1 above shall accord with the principles set out on the Land Use Parameter Plan 2100 Rev.A received by the Local Planning Authority on 22nd April 2021.</p> <p>Reason: To ensure a high-quality layout for the development.</p>
6f	<p>22/00167/FUL</p> <p>Astmans Farm Poultry Unit, Maisemore</p> <p>Three further letters of representations have been received which reiterate the objections summarised in the Committee report.</p> <p>The recommendation remains to permit subject to the condition set out in the Committee report.</p>
6g	<p>22/00282/FUL</p> <p>Home Cottage, Lowdilow Lane, Elmstone Hardwicke</p> <p>Additional Representations</p> <p>Since writing the Committee report, one additional representation from Councillor McLain has been received:</p> <p><i>"Members who know the area will know what an absolute eyesore it was with junk and debris looking more like a scrap yard than a dwelling. Mr Handcock has replaced this with a beautiful house that has been sympathetically constructed of the highest quality and is now very in keeping with the surrounding area. The proposed carport is an obvious addition as an outbuilding and there are plenty of examples in the Borough where outbuildings have been approved built in the Green Belt. The proposal doesn't appear to be a disproportionate addition compared to the original dwelling, and will have little to no impact on openness.</i></p> <p><i>I understand the constituents planning advisor has been in regular contact with the planning dept to seek to address officers concerns."</i></p> <p>Since writing the Committee report, Committee Members have received an email from the agent of the application which had attached a letter. In this letter the agent outlined in their opinion why the application should be permitted. Officers are still of the opinion that the application should have a recommendation of Split Decision.</p>
6i	<p>22/00136/FUL</p> <p>Home Farm Cottage , Stockwell Lane, Woodmancote</p> <p>An email from Woodmancote Parish Council has been received setting out that, if the Planning Committee is minded to permit the application, it would like a planning condition attached to ensure that the studio room is only let for a maximum of two months of the year.</p> <p>In response to the above comments, to only let the studio room for a maximum of two months of the year would be unreasonable. The Environmental Health Team has no objection to the application in terms of any noise / nuisance issues and there are no objections from the County Highways Authority regarding parking/access. To clarify, if the Planning Committee is minded to permit, the Local Planning Authority has included the standard holiday-let condition which states 'The holiday let unit hereby permitted shall only be occupied as a holiday unit and shall not be occupied by any individual family or group for more than 2 months in any one period of a 12 month period'</p>