

**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

24 May 2023

Dear Councillor

PLANNING COMMITTEE- THURSDAY 25 MAY 2023

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: 25 May 2023

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 day 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>23/00205/FUL - Land North Of, Sandy Pluck Lane, Bentham</p> <p>Members of the Planning Committee have all received a further representation of support from a local resident in response to the Committee report, which can be summarised as follows:</p> <ul style="list-style-type: none"> - Disagree that Sandy Pluck Lane does not form part of the village of Bentham which has the character and identity of a dispersed village, and which residents/the Parish Council are best placed to determine. - The application has support from the local community, including the contemporary design which reflects the wishes of the local community. - The proposed design/ removal of the existing barn will improve views for walkers using the footpath in the field behind the site.
5d	<p>22/00834/OUT - Land To The South-east Of Bluebell Road And East Of Rudgeway Lane, Wheatpieces, Tewkesbury</p> <p>Further to the issuing of the NatureSpace Great Crested Newt District Licence, it is recommended that the following additional conditions and informatives are added in accordance with the provisions of the licence:</p> <p>Additional Conditions:</p> <p>1. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on plan "Land off Rudgeway Lane, Wheatpieces: Impact Plan for great crested newt District Licensing (Version 2)" dated 6th January 2023.</p> <p>Reason: To ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence WML-OR112 (or a 'Further Licence').</p> <p>2. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The Delivery Partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.</p> <p>Reason: To adequately compensate for negative impacts to great crested newts.</p> <p>Additional Informatives</p> <p>1. It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.</p> <p>2. It is recommended that the NatureSpace certificate is submitted to this planning</p>

	<p>authority at least 6 months prior to the intended commencement of any works on site.</p> <p>3. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112, or a 'Further Licence') are not licensed under the GCN District Licence. Any such works or activities have no legal protection under the GCN District Licence and if offences against GCN are thereby committed then criminal investigation and prosecution by the police may follow.</p>
5f	<p>23/00240/FUL - 9B Beckford Road, Alderton, Tewkesbury</p> <p>An additional email has been received from the Parish Council. This email raises further objection reasons in relation to the bulk and massing of the proposal. Other reasons were raised but these are already covered in the Committee report. The additional comments have been considered and, notwithstanding this additional comment, the recommendation for the application remains as Permit.</p>
5g	<p>22/00740/FUL - Green Cottage, Snowhill, Snowhill</p> <p>An additional letter has been received from the Chair of Snowhill Parish Council. The letter is attached in full.</p>

Submitted by [REDACTED], Parish Chair Snowhill Parish Meeting.

Due to personal circumstances as explained to Democratic Services, the Chair regrets that he is unable to attend in person.

The Parish Meeting has objected to the original application and the amended application; there are 34 objection letters - a very high number for such a small village, having less than 130 adult full-time residents.

We have previously submitted two letters detailing our concerns. Our position can be summarised as follows.

The proposed "room" is 6.8m x 3.3m. There are many objections to the overall size of the Garden Room - its visual impact can be seen from various locations including the road, the Green, the Churchyard and the Village Hall. We consider a Garden Room does not require a shower, WC and wash basin room, plus a wood burning stove with its unsightly stack. The owners have stated they need an extra bedroom; this statement was made in front of the committee member for planning and myself and was also made to their neighbours.

The drawings were amended to incorporate some very minor changes - these do not satisfy the Parish Meeting or the neighbours/residents.

There is one letter of support. This was belatedly submitted on 24 Apr 23; it makes 2 specific comments:

- One is about the parking - this comment was no longer relevant since the application for parking had been withdrawn.
- There is also reference to the chimney and the precedence set by an existing chimney - this is also not considered relevant; the proposed chimney is in the centre of the village, whereas the existing chimney is on a house which is not centrally located and where only the top of the chimney is visible.

Our letters included what we would consider acceptable - a room limited to say 4x3m with no shower room or wood burner. Please look at the Parish Meeting letter 3 March 23 to see a photograph to illustrate an acceptable garden room (this shows a hip roof which would be visually less intrusive).

The proposed building is on a sloping site. A site visit has been requested - this would show its high visibility and that the building would overlook one neighbour and block the view of another neighbour.

We consider the proposed building in the centre of the village would be a permanent eyesore and would be inappropriate in this location. Please reject the current application.

Thank you.

[REDACTED]
Parish Chair, Snowhill Parish Meeting