

**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

17 July 2023

Dear Councillor

PLANNING COMMITTEE- TUESDAY 18 JULY 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

ADDITIONAL REPRESENTATIONS SHEET

Date: 18 July 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 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	
5a	<p>22/00505/FUL - Appledore, Corndean Lane, Winchcombe</p> <p>A further letter of representation has been received from a local resident saying the following:</p> <p>"The following plans (as attached) are designed to illustrate the amount of enlargement proposed by this application. Each page shows one part of Appledore, both as existing (above) and as proposed (below). The 'Existing' and 'Proposed' comprised in each pair are shown at exactly the same scale, so as to offer a reliable visual impression of how much enlargement is being proposed, the relevant parts to compare being edged red. The applicant tells us that Appledore's bulk (volume) would be increased by 31.6%, that is by almost one-third. This would be a substantial enlargement to a house which is already far bigger than any of its neighbours, and which would consequently look very like a block of flats or offices. This would seem distinctly disruptive to the landscape and the character of the area."</p> <p>Another letter of objection from the same resident saying the following:</p> <p>"The Council's invitation for our comment suggests these particular criteria for such comment :-</p> <ol style="list-style-type: none"> 1. "Unsympathetic design affecting the appearance of the building and/or the character of the street". 2. "Environmental matters such as impact on landscape and the character of an area". <p>The Council thus declares a planning policy that aims to prevent new development that is either</p> <p>(1) of "unsympathetic design", or</p> <p>(2) having impacts disruptive to landscape and local character.</p> <p>We are asking only that this application be decided in accordance with these policy criteria.</p> <p>This proposal is for Appledore's substantial enlargement, and I now highlight four aspects:-</p> <ol style="list-style-type: none"> 1. Its Scale: The house already dwarfs all its neighbours. This proposal would enlarge its bulk even further, by about one-third: this would both exacerbate its incongruity with all its neighbours, and increase its stark visual prominence. 2. Its Design & Its Place in the Landscape: Appledore's modernist 'boxy' style makes it a misfit among its neighbours, an anomaly made extra-conspicuous by its great bulk. This proposal would indeed admirably soften the south side's 'Brutalist' verticals. But it would also increase the length, breadth, height and bulk of its modernist rectilinear mass, making it look more like a block of flats or offices. And this would yet further disrupt both the character of our area and views from the Cotswold Way

	<p>AONB. Here it is already an intrusive and alien feature. To now substantially enlarge it must make it even more conspicuous.</p> <p>3. Frontage to Our Lane: Like its neighbours, Appledore's north front is now reasonably well set back from our lane. But this proposal would (a)bring this frontage forward, and (b)lengthen it by some 20%, to about 90ft. long. These encroachments would make our lane feel far more overlooked and enclosed, imposing a suburban feel on what now feels rural.</p> <p>4. Overall Height: Appledore already violates the limit set by its existing consent. To permit this proposed further height-increase would surely encourage the blatant disregard already demonstrated. Should not this be firmly resisted?</p> <p>On all these basic planning criteria, surely, consent ought to be refused.”</p> <p>Drainage Update:</p> <p>The Drainage Officer was re-consulted and is happy that the drainage condition (Condition 6) would suitably satisfy the drainage requirements.</p>
<p>5b</p>	<p>22/01317/FUL</p> <p>3 Consell Green, Tewkesbury Road, Toddington</p> <p>Additional Consultations</p> <p>Since writing the Committee report, an additional 4 letters of objection have been received by members of the public. The objections relate to the change of Plot 1 from a flat roof bungalow to a two storey dwelling along with other points that have already been raised by objectors. The Case Officer spoke to three of the objectors on the phone to clarify that the dwelling at Plot 1 would be 1.5 storey.</p> <p>One neighbour has also provided Speed Survey Results which have been forwarded to the County Highways Officer who will be able to provide an update at Planning Committee.</p> <p>Toddington Parish Council provided an objection comment relating to highway safety, impact on character and neighbouring amenity.</p> <p>Items arising from Member Site Visit:</p> <p>Existing Hedge on Eastern Boundary - The existing hedge runs from the back of the garage to halfway down the garden. The hedge is overgrown at the moment and the applicant intends to retain it but cut it back closer to the boundary. A new hedge is shown from the end of the existing one to the end of the garden. Full details on boundary treatment will be agreed via condition.</p>
<p>5c</p>	<p>21/01409/FUL - The Coach House, Shuthonger, Tewkesbury</p> <p>Site Location Map</p> <p>An updated Site Location Map has been uploaded. The previous report showed a different site which was an admin error.</p> <p>Para 5.2 to read:</p> <p>Overdevelopment of the plot.</p>

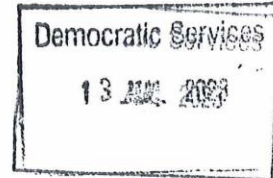
<p>5d</p>	<p>23/00111/FUL - Wisteria Cottage, 67 Gloucester Street, Winchcombe</p> <p>The applicant would have liked to have attended Committee but they are on holiday; however, they would like to let the Committee know that they are happy to use whatever materials Members see fit.</p> <p>There was some confusion regarding the re-building of the rear wall of the single storey extension. It is now confirmed that the rear wall shall be re-built to the same height as the existing wall which is 2.8m. In the report it explains the rear wall shall be re-built and will increase from 2.7 to 3m. This is incorrect. The rear wall is currently 2.8m and the proposed rear wall is also 2.8m.</p>
<p>5e</p>	<p>22/00995/FUL - Land At, Sparrow Hawk Way, Brockworth</p> <p>Since the time of writing the report a further six objections have been received. The comments go over the same issues as previously identified.</p> <p>One supporting comment has been received that has not been listed in the Committee report. This explains that the design is interesting and respectful to the character of the area, and there would be no impacts on neighbours.</p> <p>Councillors have received an email from a neighbour as follows:</p> <p>I live close on Sparrow Hawk Way very close to the proposed development. I have concerns especially with traffic, parking and access during the proposed construction. The feelings are high amongst the residents close to this area and we have formed a group to try and address the concerns and request that more time be given for the group to meet and raise accumulative response or responses. It is requested that an additional at least 4 to 6 weeks is granted to achieve this.</p> <p>My Individual concerns which will be enhanced with more time to investigate further.:</p> <ul style="list-style-type: none"> - Several households didn't have sight of the original letter sent out informing them of the planning request - Access and parking in Sparrow Hawk way is Already very difficult in addition where access is proposed and especially during the period of construction will be concerning to All, including pedestrian traffic especially school children that walk through this area in numbers because of the 2 large schools next door and pathways are limited. - The many trees in the proposed development area give the only green space on the estate and although been left behind damaged fencing obviously waiting for development it is environmentally damaging and turning the area into a concrete jungle and the character of the area will be diluted. - Over 25 new developments have been allowed in Brockworth over the last 3 years including 49 houses at the orchard around the corner from this proposal. This should be sufficient to address any housing requirements without this one. - We have firm confirmation of Bats residing/nesting in the mature trees which are due to be felled to make way for these properties. As this area has now been deemed Environmentally Critical surely this should be investigated further. <p>We would be grateful if more time (4 weeks) as we are up against time critical deadlines we really need an extension to respond in an informed and accurate way.</p>

	<p>Update from the Council's Ecologist</p> <p>The ecological report has confirmed that there are no buildings or trees on the site to offer suitable roosting habitats for bats. Therefore, clarification would be required from the member of the public as to the bat species and location/description of the roost they have informed the Local Planning Authority about. Assuming their response appears valid, an ecologist would need to undertake a professional presence/absence survey to confirm if bats are roosting</p>
<p>5f</p>	<p>22/01058/PIP - Parcel 5004 Opposite Lilac Cottage, Hawling</p> <p>Officer Update</p> <p>As previously advised to the Committee, the site location plan was omitted from the Committee report and is therefore attached below. The Committee report also makes reference to the Planning Committee date (Page No. 138) as 25 May 2023, this is incorrect and should read 18 July 2023.</p> <p>Additional Representations</p> <p>One additional letter of representation has been received since the completion of the Committee report. The representation is in the form of an objection relating to the validation and public notification process, the objector raises issue with the site notice procedure.</p> <p>Officer comment - The application was advertised via site notice on 30.11.2022.</p>
<p>5g</p>	<p>22/00751/APP - Phase 7 Perrybrook, Brockworth</p> <p>Conditions changes</p> <p>There is an error in proposed condition 3 at section 11 of the Committee Report. The drawing reference was entered with the wrong revision number, this should state:</p> <p>Prior to occupation of each individual building hereby approved, the access, parking and turning facilities of that individual building shall first be provided as shown on drawing 21431_5000 REV N.</p> <p>Reason: To ensure conformity with submitted details and ensure safe and secure access arrangements for occupiers.</p> <p>Report amendment</p> <p>Section 8.44 of the Committee Report should state:</p> <p>Policy SD12 of the JCS sets out a minimum requirement of 35% affordable housing within the Strategic Allocation sites. It follows that where possible, affordable housing should be provided on site and be seamlessly integrated and distributed throughout the development. Affordable housing must also have regard to the requirements of Policy SD11 concerning type, mix, size and tenure. The design of affordable housing should also meet required standards and be equal to that of market housing in terms of appearance, build quality and materials.</p>

[Redacted]

[Redacted]

Democratic Services,
Tewkesbury Borough Council Offices,
Gloucester Road,
Tewkesbury. GL20 5TT.



Date: 13th July, 2023.

[Redacted]

**Additional Information Sheets:
Re: Item 5a at Upcoming Planning Committee on 18th July 2023.**

Many thanks indeed for your telephone advice, and your 11th July email.

I would be most grateful if you would v kindly provide the enclosed 'Additional Information' to all members of the forthcoming Planning Committee.

I shall email you the text of my 3-minute presentation well before 5pm on Monday.

Thanks again for your guidance.

Yours sincerely,

[Redacted Signature]

Additional Information Sheets for TBC Planning Committee Meeting 18th July 2023.

Re: Agenda Item 5a, Application no. 22/00505/FUL (Appledore, Corndean La., GL54 5NL.)

The plans herewith are designed to illustrate the amount of enlargement proposed by this application.

Each page shows one part of Appledore, both as existing (above) and as proposed (below).

The 'Existing' and 'Proposed' comprised in each pair are shown **at exactly the same scale**, so as to offer a reliable visual impression of how much enlargement is being proposed, the relevant parts to compare being edged red.

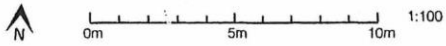
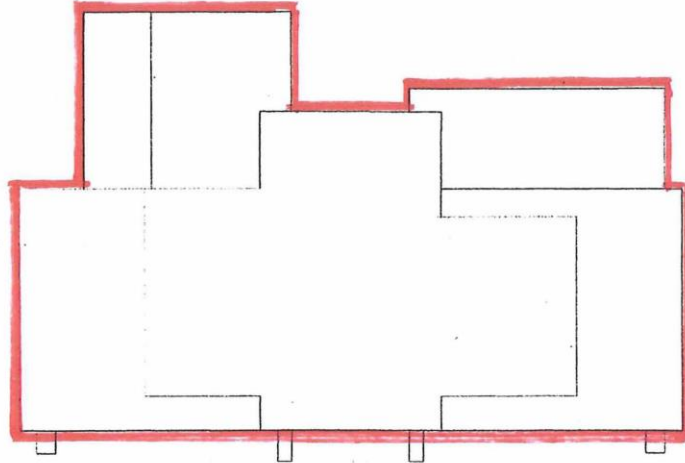
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1.9 EXISTING ROOF PLAN
 PART 1: EXISTING CONTEXT
 SCALE 1:100 AT A3

APPLEDORE

Roof Plan as Existing



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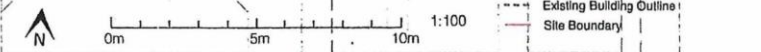
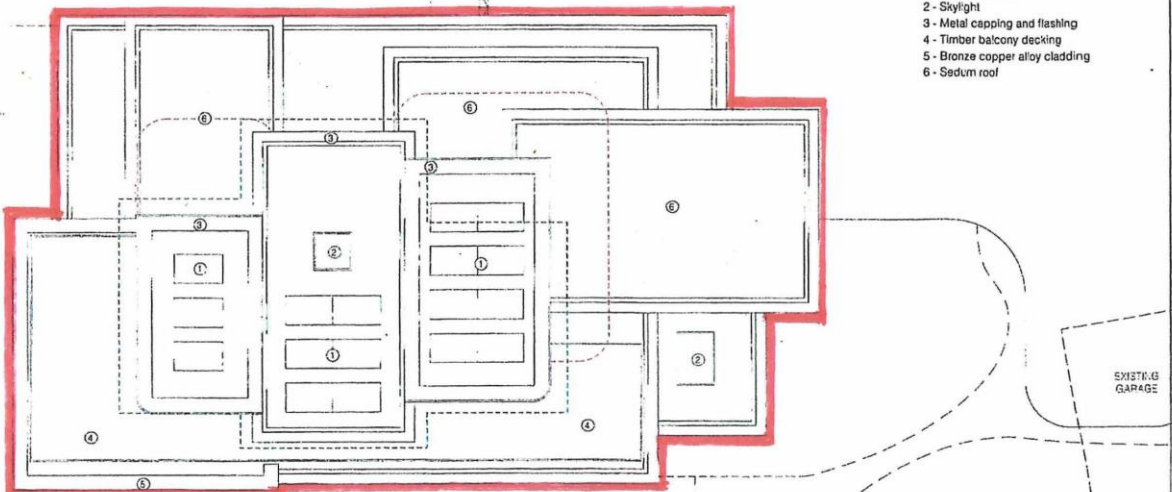
3.6-1 PROPOSED ROOF PLAN - REV.A
 PART 3: BUILDING PROPOSAL
 SCALE 1:100 AT A3

APPLEDORE

Roof Plan as Newly Proposed

MATERIALS KEY

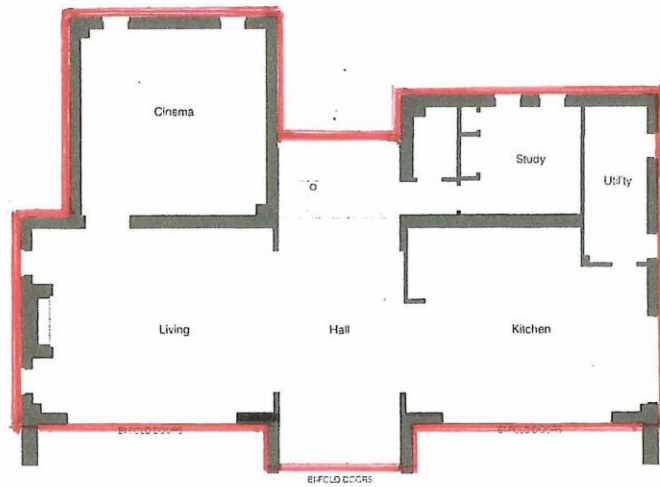
- 1 - PV panel array
- 2 - Skylight
- 3 - Metal capping and flashing
- 4 - Timber balcony decking
- 5 - Bronze copper alloy cladding
- 6 - Sedum roof



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1.6 EXISTING GROUND FLOOR PLAN
 PART 1: EXISTING CONTEXT
 SCALE 1:100 AT A3

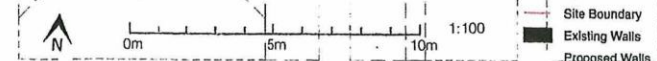
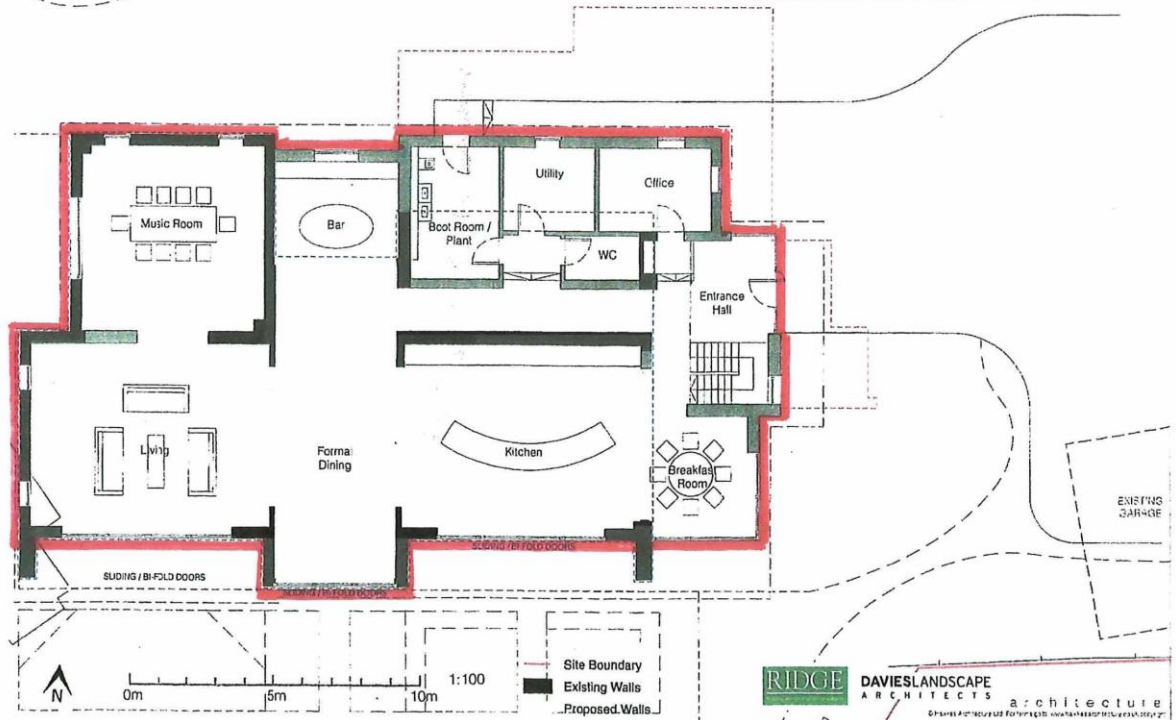
APPLEDORE
Ground Floor as Existing



RIDGE DAVIESLANDSCAPE ARCHITECTS
 01462 810000 ridge@da-architects.co.uk

3.3.1 PROPOSED GROUND FLOOR PLAN_REVA
 PART 3: BUILDING PROPOSAL
 SCALE 1:100 AT A3

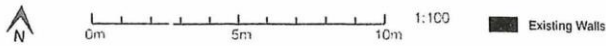
APPLEDORE
Ground Floor as Newly Proposed



RIDGE DAVIESLANDSCAPE ARCHITECTS architecture
 01462 810000 ridge@da-architects.co.uk

1.7 EXISTING FIRST FLOOR PLAN
 PART 1: EXISTING CONTEXT
 SCALE 1:100 AT A3

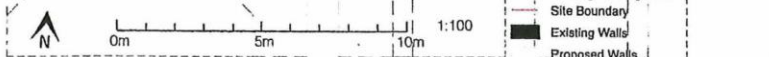
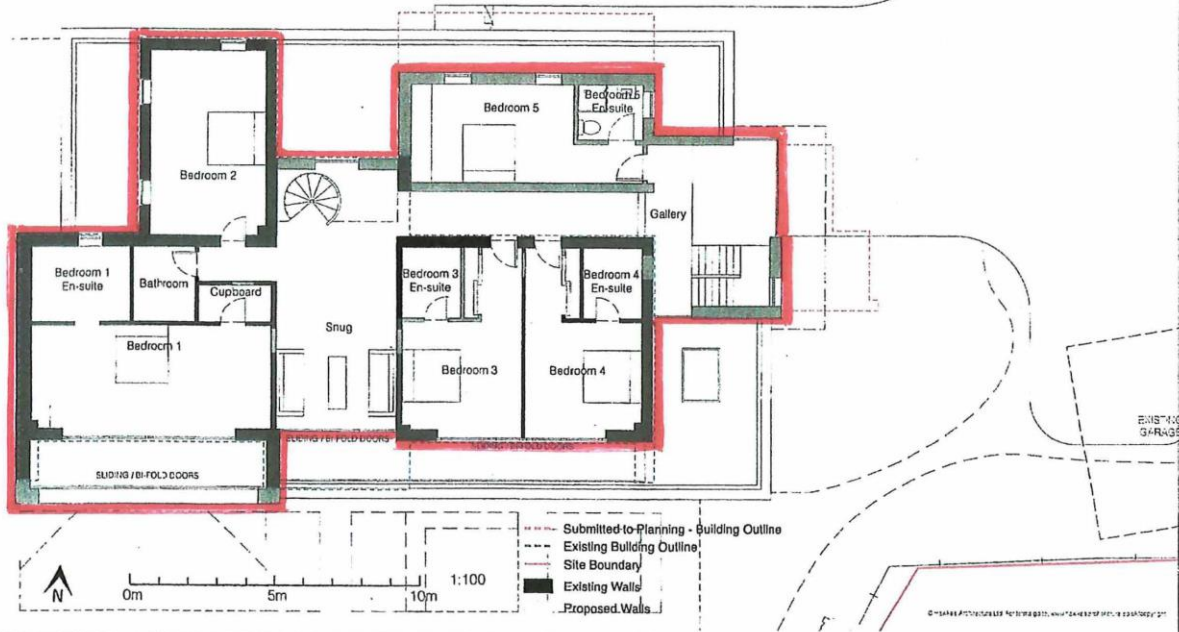
APPLEDORE
First Floor as Existing



3.4.1 PROPOSED FIRST FLOOR PLAN - REV.A
 PART 3: BUILDING PROPOSAL
 SCALE 1:100 AT A3

APPLEDORE

First Floor as Newly Proposed



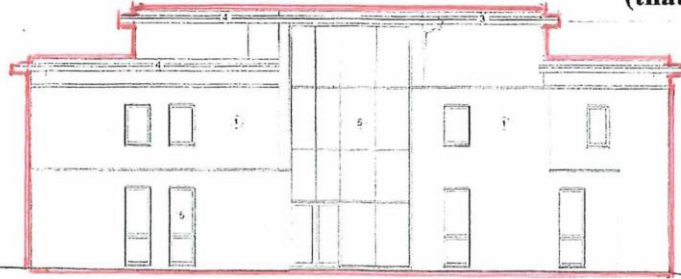
1.10 EXISTING ELEVATIONS (1 OF 2)
 PART 1: EXISTING CONTEXT
 SCALE 1:100 AT A3

APPLEDORE

North Elevation as Existing
 (that overlooking road)

MATERIALS KEY

- 1 - Coarse stone walling (from Grange Hill Quarry Naunton)
- 2 - Stained timber boarding
- 3 - Weatherproof roofing membrane (Sammit)
- 4 - Metal capping and flashing
- 5 - Dark grey powder coated aluminium frame (Double glazed)
- 6 - Clear glass balustrading



North Elevation of Existing Dwelling

Datum 105.0m

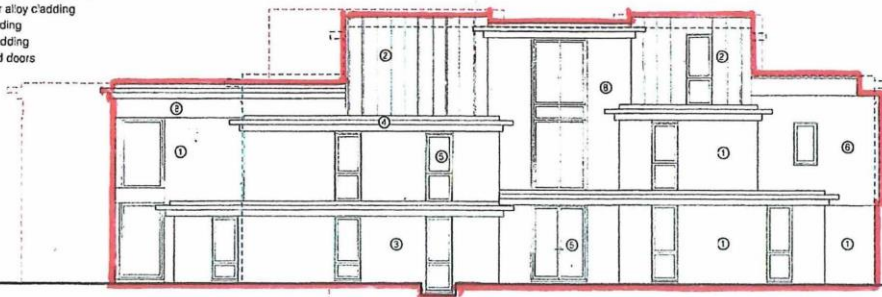
3.10.1 PROPOSED ELEVATIONS - NORTH_REV.A
 PART 3: BUILDING PROPOSAL
 SCALE 1:100 AT A3

APPLEDORE

North Elevation as Newly Proposed

MATERIALS KEY

- 1 - Coarse stone walling (from Grange Hill Quarry Naunton)
- 2 - Chestnut vertical timber cladding
- 3 - Thermally treated timber
- 4 - Metal capping and flashing
- 5 - Dark grey powder coated aluminium frame (Double glazed)
- 6 - Bronze copper alloy cladding
- 7 - Glass balustrading
- 8 - Grey metal cladding
- 9 - Sliding / Bi-fold doors

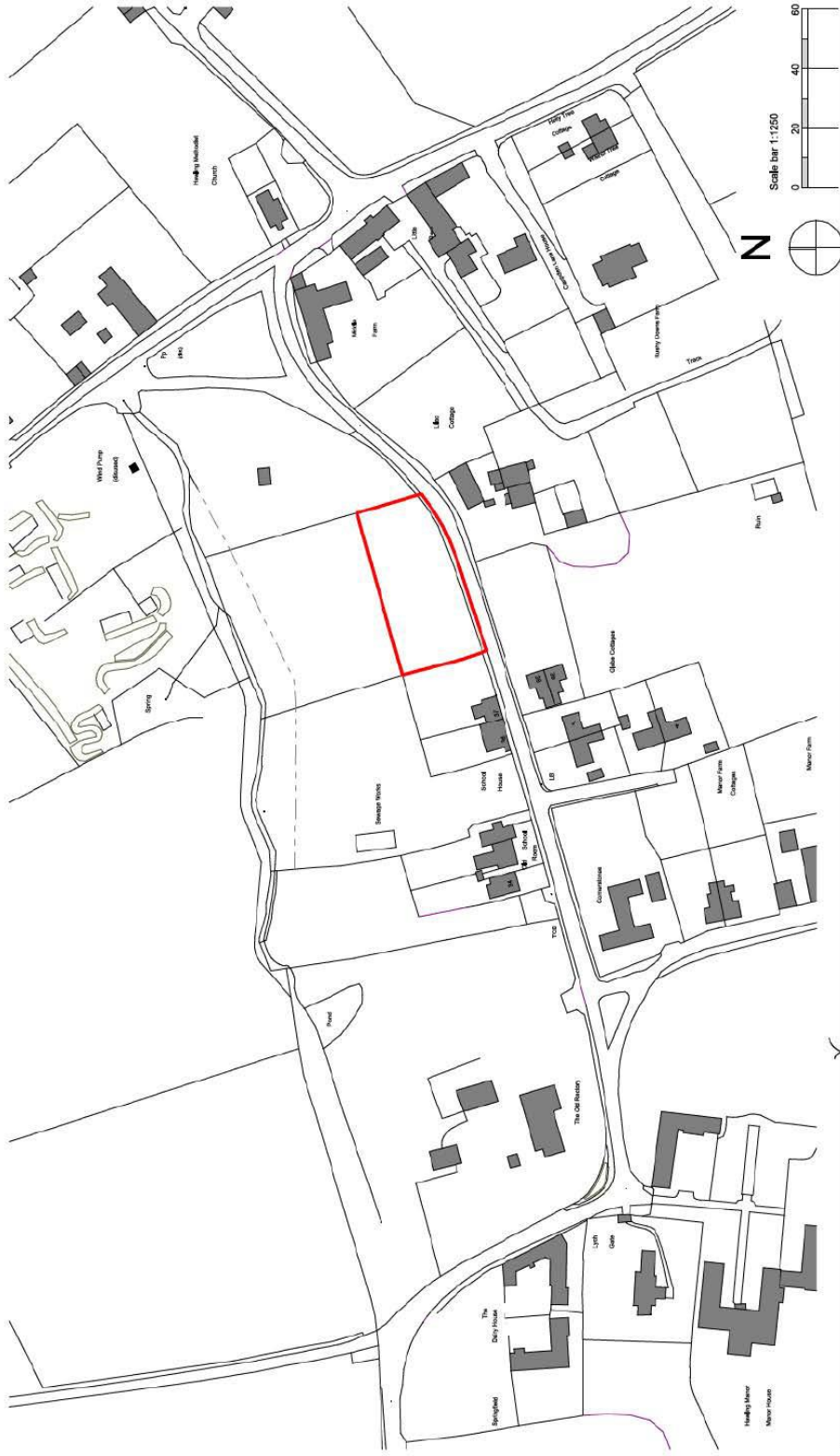



- Existing Building Outline
- Submitted to Planning - Building Outline

0m 5m 10m 1:100

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Item 5f 22/01058/PIP - Parcel 5004 Opposite Lilac Cottage, Hawling



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<p>coombes - eventit architects limited Unit No.1, The Old Dairy Rushey Lane Winchcombe Gloucestershire GL54 5JE T: 01452 80727 F: 0845 5529833 e: info@co-architects.co.uk www.co-architects.co.uk</p>	<p> <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Feasibility <input type="checkbox"/> Planning <input type="checkbox"/> Building Regulations <input type="checkbox"/> Tender <input type="checkbox"/> Construction Issue <input type="checkbox"/> As Built </p>
<p>Drawing title: Site Location Plan</p>	
<p>Client: [REDACTED]</p> <p>Drawn by: LJ</p> <p>Job number: 22-20-016</p>	<p>Project: New Residential Development Hawling Paddock Hawling</p> <p>Scale: 1 : 1250 @ A3</p> <p>Date: August 2022</p> <p>Draw no: SK001 A</p> <p style="text-align: right;"><i>coombes - eventit architects</i></p>