

**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

16 October 2023

Dear Councillor

PLANNING COMMITTEE- TUESDAY 17 OCTOBER 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: 17th October 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 data-bbox="316 636 507 667">21/01307/FUL</p> <p data-bbox="316 701 895 732">Moat Farm, Malleson Road, Gotherington</p> <p data-bbox="316 766 571 797">Report Correction</p> <p data-bbox="316 831 1362 965">Paragraph 8.1 refers to Gotherington being a Rural Service Centre within the settlement hierarchy of the Joint Core Strategy (JCS). This is incorrect and a typing error, Gotherington is a Service Village for the purposes of the settlement hierarchy of the JCS.</p> <p data-bbox="316 999 1283 1066">Notwithstanding this typing error, the assessment set out within the officer report is correct and the recommendation remains.</p> <p data-bbox="316 1099 595 1131">Biodiversity Update</p> <p data-bbox="316 1164 1331 1299">Paragraph 8.64 of the Committee report references an update on ecological matters. The applicant had submitted updated surveys and additional information at the request of the Council's Ecologist. This information was not reviewed at the time of writing the report.</p> <p data-bbox="316 1332 1315 1467">The Council's Ecologist has now reviewed the submitted information and is satisfied with the findings. Conditions have been proposed by the Council's Ecologist to secure ecological mitigation. Additional conditions are proposed below.</p> <p data-bbox="316 1500 624 1532">Additional Conditions</p> <p data-bbox="316 1565 1362 1767">1. No dwelling hereby permitted shall be occupied until a lighting plan has been submitted to, and agreed in writing by, the local planning authority. The lighting plan shall accord with, and expand upon where necessary, the measures outlined in section 5 the associated Ecological Impact Assessment of July 2023. The agreed lighting plan shall be implemented, adhered to, and maintained in accordance with the agreed details.</p> <p data-bbox="316 1800 1362 1901">Reason: To ensure the proposed development does not have an adverse effect on the character and appearance of the area and does not harm biodiversity within the site and the wider area.</p>

2. The proposed Landscaping Plan detailed in condition 5 shall also include ecological mitigation and enhancement measures as outlined in section 5 of the Ecological Impact Assessment of July 2023. The Landscaping Plan shall include measures to detail location of GCN hibernacula, bird and bat boxes (incl. new night roost) and demonstrate that bat roosting features will not be illuminated.

Reason: To protect and enhance the habitat of the site.

Additional Comments from Parish Council

Following the publication of the Committee report the Parish Council have submitted the following comments in relation to the application:

Dear Sir.

We refer to our comment made in November 2021 on this application and reiterate again, the land owner is farming this land with livestock and crops. If the current barns are to be removed as part of this application, they will probably need to be replaced thus adding to even more development on this very sensitive site on the north of Malleson Road.

Gotherington is a linear development to the north and this application is in contrast with that.

Also, at the time of the last application, there were some valuable ridge and furrow fields highlighted, which have since been destroyed by the landowner by ploughing to plant crops. Also the medieval moat is currently empty of water for the first time in living memory and residents are concerned that this is to facilitate easier access to the development and it might be lost forever. It is not mentioned at all in the conservation officers report.

The inordinately long time between application and determination might give the impression that the village might be in favour of this development but its impact on our valuable amenity space that is Freeman Field is unacceptable. We are being overrun with new developments currently and this one is not in keeping with the surrounding buildings. It is out of place and out of character.

Comments from Councillor Adcock

Councillor Adcock has raised the following comments:

Our objections are that this development should it go ahead would allow further encroachment into the SLA. It would be seen from the AONB. It would spoil the integrity of the northern village boundary. Moat Farm itself is a non-designated heritage asset and is surrounded by other listed buildings. A planning inspector stated that a previous proposal would be detrimental to the area by causing material harm. It was also stated that any building would outweigh the benefits to the village. TBC local plan excludes this site for development as other areas have been allocated for development.

	<p><i>Further this development is not in accordance with the Gotherington NDP which allows for redevelopment of Existing agricultural buildings. The proposed buildings for this site are of no architectural merit and will be viewed from Woolstone Hill. The farm buildings are currently in use and the land is farmed. By allowing for the removal of farm buildings on this site. The farm buildings will need to be built elsewhere on adjoining farmland and will add to the building mass.</i></p>
5b	<p>21/01496/FUL</p> <p>Almsbury Farm, Vineyard Street, Winchcombe</p> <p>Access and Highways Safety Update</p> <p>Paragraphs 8.32 - 8.36 of the Committee report sets out the impact of the proposal upon the existing highways network. The proviso of a Traffic Regulation Order (TRO) is discussed and following extensive talks with Gloucestershire County Council and the applicant a condition has been suggested to secure the additional information and the implementation of the TRO. The condition would firstly require the applicant to outline the traffic management measures proposed and the timescales for doing so, the second element would require the agreed works to be implemented prior to any occupation or use of the site. Both the applicant and the County Council are content with the proposed condition and its requirement.</p> <p>Additional Conditions</p> <p>Following the review of the highways information and further discussions with Gloucestershire County Council and the applicant, the following conditions are recommended should permission be granted:</p> <p>1. Prior to the commencement of development a traffic management scheme to restrict parking along Vineyard Street to allow two vehicles to pass shall be submitted to and approved in writing by the Local Planning Authority. The traffic management measures hereby approved shall be completed prior to the first use or occupation of the permitted development.</p> <p>Reason: To ensure the safe and free flow of traffic onto the highway.</p> <p>2. The Development hereby approved shall not be brought into beneficial use until the site access works comprising verge surface treatment, as shown on drawing SK04, have been constructed and completed.</p> <p>Reason: To ensure the safe and free flow of traffic onto the highway.</p> <p>3. Prior to commencement of the development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The construction management plan shall include but not be restricted to:</p> <ul style="list-style-type: none"> • Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction); • Advisory routes for construction traffic;

	<ul style="list-style-type: none"> • Any temporary access to the site; • Locations for loading/unloading and storage of plant, waste and construction materials; • Method of preventing mud and dust being carried onto the highway; • Arrangements for turning vehicles; • Arrangements to receive abnormal loads or unusually large vehicles; • Highway Condition survey; • Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses. <p>Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.</p>
5c	<p>23/00044/OUT</p> <p>Land At, Horsbere Drive, Longford</p> <p>The application site now falls within Longford Parish, following a recent boundary change. The Parish Council was notified of the application and has made representations as set out in the Committee report.</p> <p>Seven additional representations have been received from members of the public. The additional comments reflect those previously raised and are summarised below:</p> <ul style="list-style-type: none"> - Longford has enough housing already - Should be additional shop parking - Visually unattractive - GP surgery at capacity - The estate does not need more people and cars - Should be a communal area according to masterplan - Risk of flooding - Would contribute to antisocial behaviour and is unwelcome next to school <p>The recommendation remains a delegated permit as set out in the Committee report.</p>

5d	<p>22/01004/APP</p> <p>Parcel 2988, Downfield Lane, Twyning</p> <p>Paragraph 8.12 of the Committee report stated that amended boundary treatment details had been requested. An amended plan has now been submitted removing the proposed fencing where it would have been prominently visible in the public realm and replacing it with brick walling. Elevation details of the proposed boundary treatments to be used on the site have also been submitted and are considered acceptable.</p> <p>At Paragraph 8.23 the Committee report states that 67 individual trees are to be planted but the agent has confirmed that this should in fact have stated 89 individual trees.</p> <p>The recommendation is for approval as set out in the Committee report.</p>
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