

**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

17 June 2024

Dear Councillor

PLANNING COMMITTEE- TUESDAY 18 JUNE 2024

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

Executive Director: Resources

ADDITIONAL REPRESENTATIONS SHEET

Date: 18 June 2024

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	
5a	<p>22/01163/FUL - Uckington Farm, The Green, Uckington</p> <p>Updated Plans</p> <p>Since writing the Committee report, amended plans have been recieved (See attached drawings).</p> <p>The updated plans are considered to be acceptable and provide for a higher quality finish to the plots which would be more in keeping with the character of the area. The dwellings will all consist of mixed red brick, and the weatherboarding has been removed, window materials and sizes have been updated and contrasting brick arched heads and brick cills have been added.</p> <p>Condition 2 will be updated (to reference the revised drawings) as follows:</p> <p>"Location Plan 829 - DRN - 01 Rev A</p> <p>Topographical Survey 22980-200-01</p> <p>Site Layout P21-0510DE_01 Rev G</p> <p>Building Heights P21-0510DE_02 Rev D</p> <p>Land Use Plan P21-0510DE_03 Rev C</p> <p>Movement Plan P21-0510DE_04 Rev D</p> <p>Adoption Plan P21-0510DE_05 Rev C</p> <p>External Works P21-0510DE_06 Rev D</p> <p>Refuse Strategy Plan 829 - 147 Rev C</p> <p>Materials Plan P21-0510DE_09 Rev D</p> <p>House type WH4 - plots 1 & 16</p> <p>House type GT5 - plot 2</p> <p>House type PL4 (DA) - plot 3</p> <p>House type HT4 - plot 4</p>

House type PB3 - plot 5 & 7
House type PL4 - plots 6, 14 & 15
House type 3B5P - plots 8 & 9
House type 1B2P - plots 10 & 11
House type 2B4P - plots 12 & 12a
Single Garage Plan P21-0510_08
Double Garage Plan P21-0510_08
Illustrative Street Scene P21-0510_10 Rev C
Highway Arrangement Plan 829 - 105 Rev F
Proposed Site Access - Junction Layout 829 - ED - 04 Rev D
Proposed Site Access - Junction Layout - With Tracking 829 - ED - 05 Rev C
Proposed Site Access - Junction Layout - With Junction Visibility 829 - ED - 06 Rev C
Drainage Layout 829 - 142 Rev E
Swept Path Analysis 829 - 144 - 1 Rev F
Swept Path Analysis 829 - 144 - 2 Rev C
Swept Path Plans 829 - 144 - 3 Rev A
Parking Allocation Plan 829 - 145 Rev C
Flood Routing Plan 829 - 146 Rev D
Refuse Strategy Plan 829 - 147 Rev C
Fire Appliance Strategy Plan 829 - 148 Rev B
Detailed Landscape Proposals 22/558/02 E"

Updated Education Contribution

At Paragraph 8.78 of the Committee report, the education contribution states £56,584.50 would be required for secondary schools. This figure provided by the County Council expired on 12 December 2023. The County Council has now requested an updated contribution of £76,579.84.

The applicant has agreed to this education contribution.

Notwithstanding the above, the recommendation remains as set out in the Committee report, subject to the amended condition.

<p>5b</p>	<p>22/01137/OUT - Land At Badgeworth Lane, Badgeworth</p> <p>Update to Paragraph 8.21 of the Committee report</p> <p>There is a typing error at Paragraph 8.21 in the report which should read as follows:</p> <p>8.21 In terms of the proposed 10% Self-build and Custom Housebuilding properties, the most recent Self and Custom Build monitoring year runs from 31/10/2022 to 30/10/2023. The demand arising from Part 1 of the Self and Custom Build Register (Base Periods 1-5) to be met by the 30/10/2023 equates to 124 plots. 49 plots explicitly for Self and Custom Build have been permitted as at 30/10/2023. There is therefore an outstanding shortfall of 75 plots to be carried over. The provision of 10% Self build plots would be a benefit of the proposal.</p> <p>A representation has been received from the applicant in support of this application and setting out their case for Very Special Circumstances. The applicant circulated this directly to Members of the Planning Committee by email on Friday 14 June.</p> <p>Notwithstanding the above, the recommendation remains as set out in the Committee report.</p>
<p>5c</p>	<p>24/00323/FUL - Bickford House, Leckhampton Lane, Shurdington</p> <p>A late representation has been received from the agent and applicant which was sent to Officers and Members of the Planning Committee on Friday afternoon requesting this application be deferred to the July Committee to allow a Planning Committee Site Visit. The representation repeats what was set out in the original submission to explain that, following removal of the single storey detached garage, there would be a 9% increase in floor area compared with the existing situation and repeated information submitted regarding permitted development rights relating to a single storey outbuilding.</p> <p>The agent has sets out that the Officer did not enter through the front gates to conduct the site visit and questions the assessment made regarding the harm to the Green Belt and the appearance of the host dwelling.</p> <p>In response to this late representation the Officer's comments are set out below:</p> <p>As explained within the Committee report, this is not simply a 9% increase in floor area. Within the 2009 application for a two-storey side extension it was calculated that, combined with all previous extensions, as well as the 2009 extension the floor area had already increased to 73% over and above the original, and this further increase in floor area in this current application would equate to a 108% cumulative floor area increase, which is a significant percentage above the 50% (proportional addition) which would typically be acceptable.</p> <p>As explained within the Committee report, the permitted development fallback position does not represent 'very special circumstances'. This is because the hypothetical outbuilding would be single storey which by its nature is less impactful than the large two storey side extension.</p> <p>Furthermore, the outbuilding comprises a gym, study and workshop, whereas</p>

this application is seeking a fifth bedroom on the second floor. The proposal is not, therefore, considered comparable to the development being applied for. Furthermore, if the applicant receives planning permission for the current two-storey side extension they could also then construct the outbuilding under permitted development. As such, very special circumstances are not considered to exist.

Whilst the site was not entered, the Officer observed the site from the front gates the gates which offered an ample view in addition to aerial photos and the existing and proposed plans, allowing for an appropriate and recommendation to committee.

To clarify, the reason for refusal is due to the extension being a cumulative disproportionate addition over and above the size of the original dwelling. This element of the Green Belt assessment can be made by calculating the increase using the submitted plans and the history of the site. Regarding the openness of the Green Belt it was evident that, due to the extensive tree and vegetation coverage to the front and sides, the two-storey extension would be relatively screened from view. It was clear that the reduction in openness and harm to the Green Belt would be limited. As also explained within the Committee report, the proposed two storey extension would be apparent in gaps between the existing trees, which would be more prominent in the winter; however, it was considered that the extension would have a limited effect on the openness of the Green Belt considering the tree and vegetation coverage.

Regarding the size and design of the two-storey extension, it is considered that the existing and proposed plans show that the two-storey extension is overly large which would have a negative impact on the character and appearance of the host dwelling and this was apparent from the site visit.

Notwithstanding the above, the recommendation remains as set out in the Committee report.

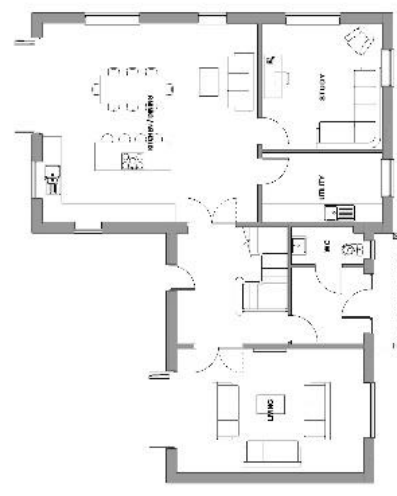
Item No. 5a – 22/01163/FUL – Uckington Farm, The Green, Uckington



PLEASE SCALE FROM THIS DIAGRAM.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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First Floor Plan



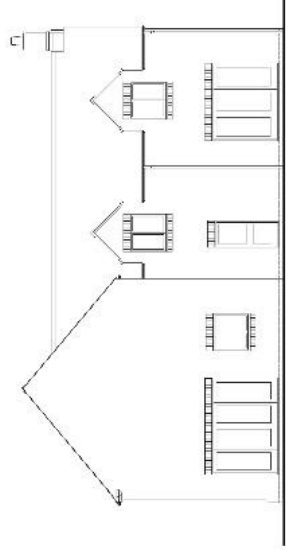
Ground Floor Plan



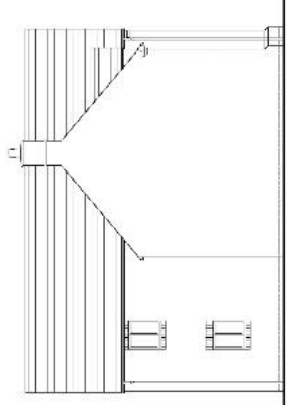
Front Elevation



Front/Side Elevation



Rear Elevation



Side Elevation



HOUSE TYPE GT 5

Scale: 1:100 @ A2
 829-30
 50mm, 100mm, 50mm, 50mm
 05
 05
 Oct 2023
 05
 05

DISCLAIMER - NOT FOR CONSTRUCTION
 THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

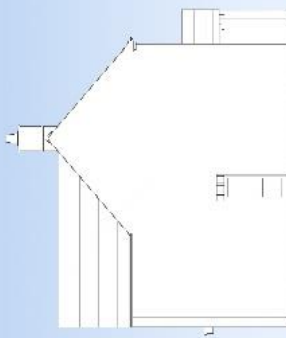


First Floor Plan

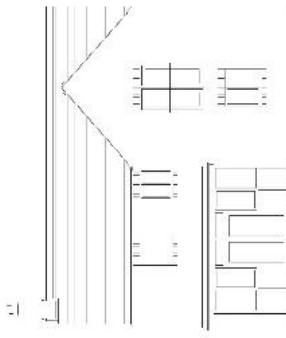


Front Elevation

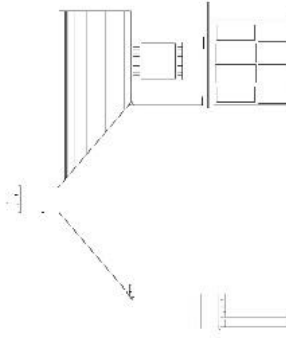
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

	<p>Uckington Farm, Uckington House Type HT4 Plan and Elevation</p>
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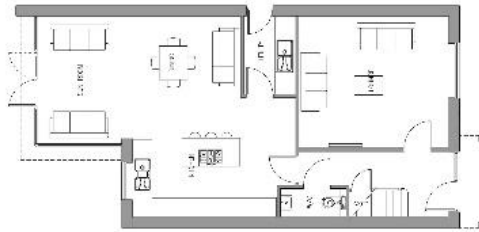
No. 2023-01-11-01
 Date: 11/11/23
 Sheet: 01 of 01
 Scale: 1:100 @ A2
829-34
 0mm 50mm 100mm

HOUSE TYPE H T 4

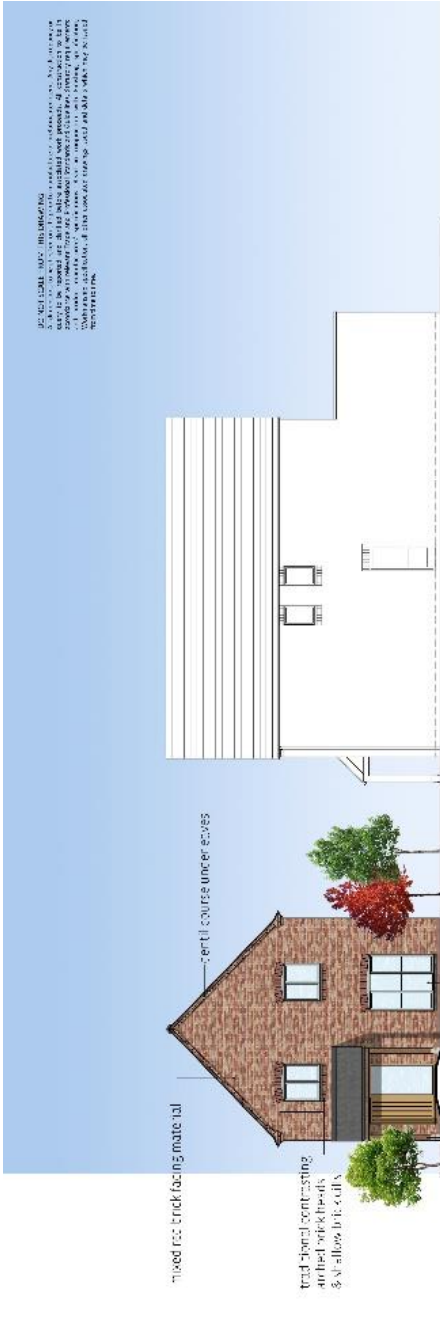
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First Floor Plan



Ground Floor Plan



mixed red brick facing material

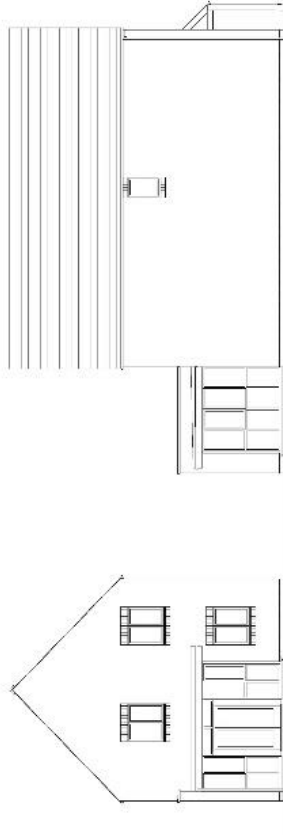
central course under eaves

dark timber canopy, doorway & shallow brick gullies

full height window

Front Elevation

Side Elevation



Rear Elevation

Side Elevation

REV	DATE	BY	CHKD	APP'D

**Uckington Farm,
Uckington**
House Type PB3 Plan and Elevation

829-35

HOUSE TYPE P B 3

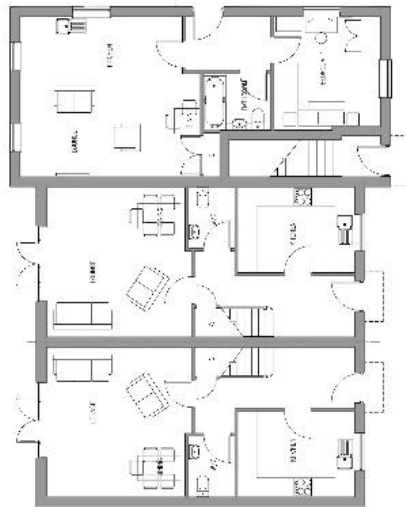
0mm 50mm 100mm

829-35

DO NOT SCALE DRAWINGS
All dimensions are based on the finished floor level unless otherwise stated. All dimensions are subject to change without notice. All dimensions are in millimeters unless otherwise stated. All dimensions are rounded to the nearest millimeter.



First Floor



Ground Floor Plan

additional cladding
above deck heads &
sill levels of side walls

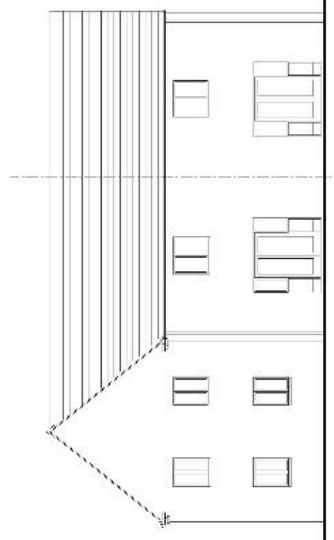


Front Elevation

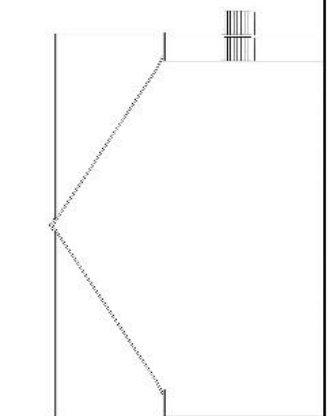


Front/Side Elevation


mixed red brick facing exterior



Rear Elevation



Side Elevation



**Uckington Farm,
Uckington**
House Type 1B2P & 3B5P 93
Plan and Elevation

Scale: 1:50mm
 50mm
 100mm
 150mm

35
 25
 15
 5

FOR YOUR PROTECTION, WE PROVIDE
 AS SHOWN. ALL DIMENSIONS ARE APPROXIMATE. MATERIALS, FINISHES, AND COLORS
 ARE SUBJECT TO CHANGE WITHOUT NOTICE. SEE FINISH SCHEDULE FOR
 CURRENT MATERIALS AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS
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 SEE FINISH SCHEDULE FOR CURRENT MATERIALS AND FINISHES.

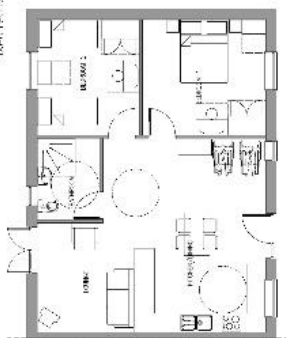
central course of shingles
 single x grey horizontal trim



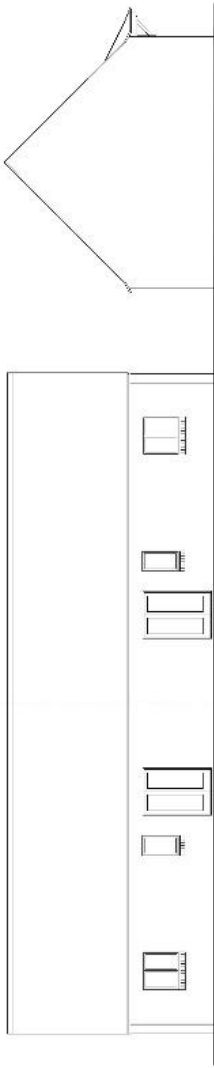
Front Elevation

contrasting shingle
 brick exterior
 dark lumber ceiling/joinery
 panel detail beneath window

Side Elevation



Ground Floor Plan

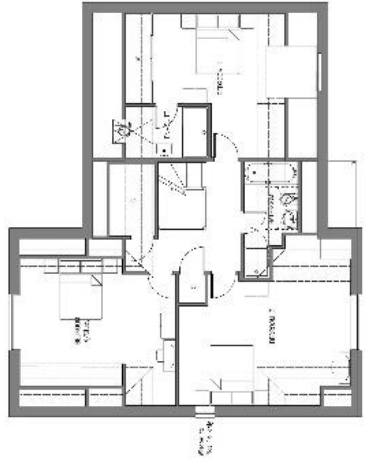


Rear Elevation

Side Elevation


 Uckington Farm,
 Uckington
 House Type 2B4P Plan and Elevation

1:11008AJ
 829-37
 300mm
 50mm
 50mm
 35
 over
 Oct 2023
 Rev 1
 Rev 1



First Floor Plan

full height GF window

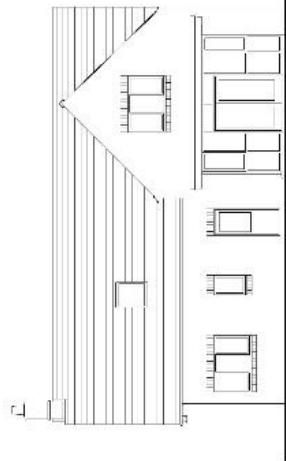


Front Elevation

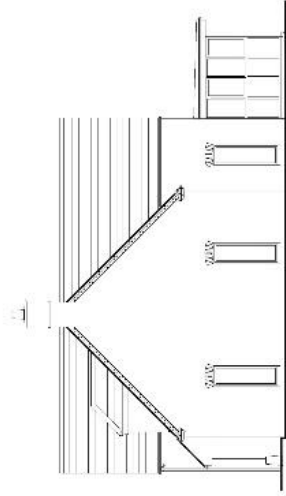
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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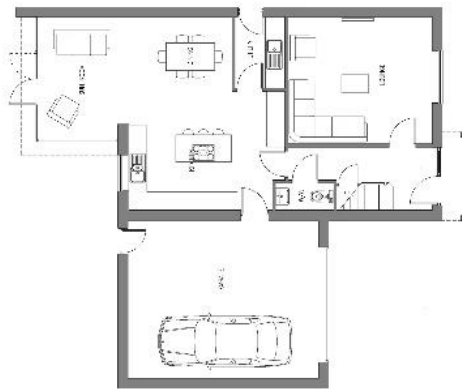
Uckington Farm,
Uckington
House Type WH4 Plan and Elevation

HOUSE TYPE WH 4

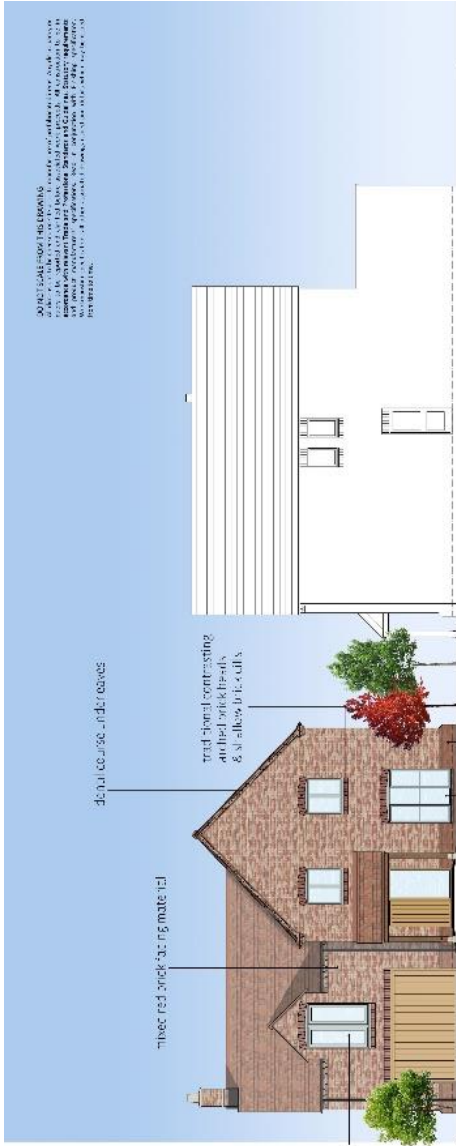
0mm 50mm 100mm
 829-31
 Oct 2023
 A



First Floor Plan

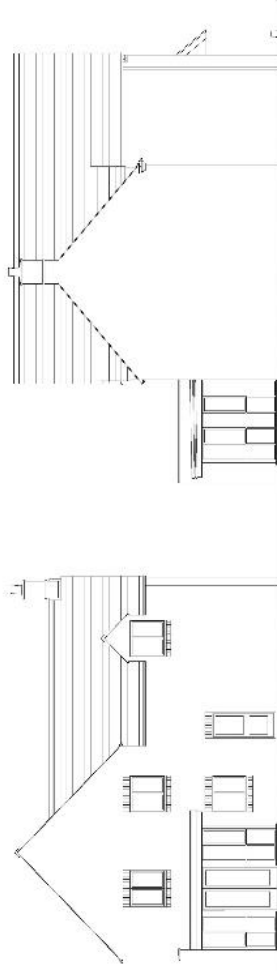


Ground Floor Plan



Front Elevation

Side Elevation



Rear Elevation

Side Elevation



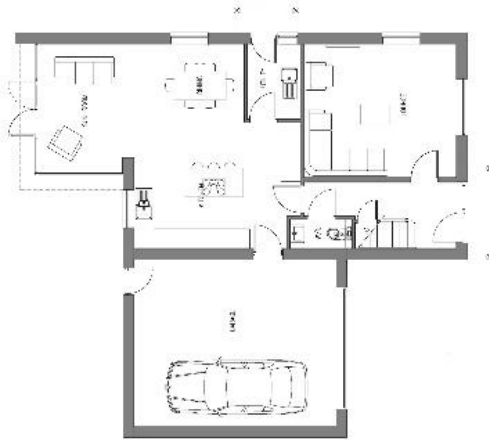
Uckington Farm,
Uckington
House Type PL4 Plan and Elevation

HOUSE TYPE PL4

100mm
30mm
0mm
1:100@8x2
829-32
04/2022
A



First Floor Plan

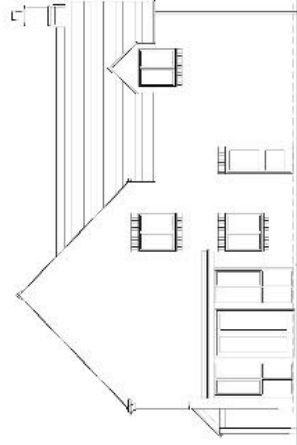


Ground Floor Plan

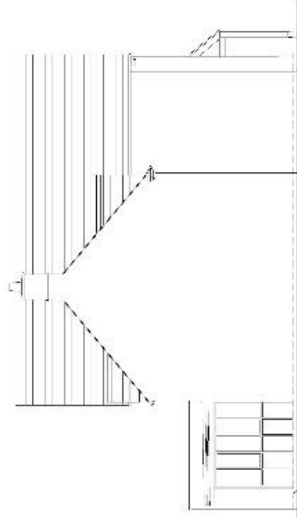


Front Elevation

Side Elevation



Rear Elevation



Side Elevation

Color and materials are for information only. They are not intended to be used as a final specification. Actual colors and materials may vary due to the manufacturing process.

demarcate side edges
 and local contrasting colored
 brick heads & side walls

mixed texture cladding material

FF = First Floor

dark muted color of g

full height GF window

dark muted color of g

NO. QUANTITY

NO. QUANTITY

NO. QUANTITY

NO. QUANTITY

NO. QUANTITY

NO. QUANTITY

NO. QUANTITY

NO. QUANTITY

NO. QUANTITY

NO. QUANTITY

NO. QUANTITY

01/22/23
 02/10/23
 03/20/23
 04/27/23
 05/24/23
 06/21/23
 07/19/23
 08/16/23
 09/13/23
 10/11/23
 11/08/23
 11/29/23

**Uckington Farm,
 Uckington
 House Type PL4 DA Plan and Elevation**

HOUSE TYPE PL4 DA

0m m 50m m 100m m

1:100G/A2
 829-33

06/20/23
 07/27/23
 08/24/23
 09/21/23
 10/18/23
 11/15/23

