

Democratic Services



**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

18 May 2020

Dear Councillor

PLANNING COMMITTEE- TUESDAY 19 MAY 2020

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 May 2020

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.

Page No	Item No	
73-85	5a	19/01225/FUL The Traffic Group Limited, White Lion House , Gloucester Road Late representations have been submitted by resident – please see attached letter
86-92	5b	20/00175/FUL Tretower, 28 Langley Road, Winchcombe Late representations have been submitted by the applicant setting out that their proposed extension has been designed to replicate a nearby neighbouring scheme, 'Green Hyde', which was granted permission earlier this year. The permitted plans (reference 19/00864/FUL) have been submitted for comparison purposes.

FOR THE ATTENTION OF TBC PLANNING COMMITTEE
MEETING 19 MAY 2020

RE: PLANNING APPLICATION 19/01225/FUL
THE TRAFFIC GROUP STAVERTON

As the occupier [REDACTED], directly opposite the planned development, I have already submitted my objections to the above application, together with photographs and OS plans of the site.

On being directed this morning to the Report submitted to the Committee by the Planning Officer, [REDACTED], there are just a few points I would like to clarify:

1. Site Plan:

I provided a site plan consistent with Ordinance Survey data. Superimposing the architect's plan on top of this information, clearly shows that the location of the current and proposed structures are incorrect in the architect's plans, despite [REDACTED] assurances to the contrary. This information can be verified by any competent GIS Officer/ GIS Professional working at the Council within a matter of minutes.

However, drawing the plans the way the architect has could have been done to ensure that the proposed development appears to be greater than 20m distance from the property boundary of Bay Tree House and Silver Fern. When it is drawn accurately, it is quite clear that the development will be less than 20m from both property boundaries.

2. Overlooking 7.10

[REDACTED] stresses that officers 'have visited the site and carefully considered the impact on amenity that would arise from the proposed application'.

I invited [REDACTED], in an email, a telephone conversation and in my letter of objection to visit my property to see the impact it would have on my property. His assessment was made without coming onto my land, which lies on a much lower level than the proposed extension, and without seeing the impact views of my house and garden from the new second floor and side elevation windows of the new development. The photographs I enclosed do not do true justice to this impact. There will be no privacy from these new windows, simply uninterrupted views of my private space. Any views the present building have will be significantly greater if the building is extended. Had [REDACTED] come here he would have seen that.

3. Highway Safety:

In all of the listed objections to the development from people who have lived in

the area for many years, one major concern [REDACTED] has sky junction. In this Report it is stated that GCC Highways had made no objection to the application except that a secure cycle path/plan should be implemented, and there were no objections re highway safety. However, there is no evidence/ documentation of their response in the documents re this application on the Planning Portal.

4. Screening of the site:

As mentioned in some of the objections, the cutting-down of many well-established poplar trees at the bottom of the site in order to increase car parking spaces, has now resulted in an open uninterrupted view from the roadside of the somewhat untidy industrial site behind and increasing noise from that site. The few proposed trees and a small hedge to match the existing hedge on the front boundary will unfortunately not hide this view.

[REDACTED] from the Planning has assured me that this letter will be included in the documents set before you at re this application at the Committee Meeting on 19 May 2020.

[REDACTED]

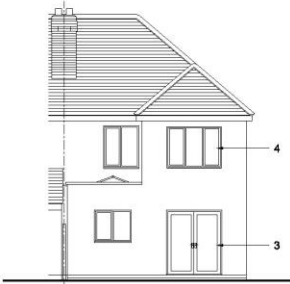
Item 5b – 20/00175/FUL – Tretower, 28 Langley Road, Winchcombe - Appendix A,B and C



Front Elevation



Side Elevation



Rear Elevation



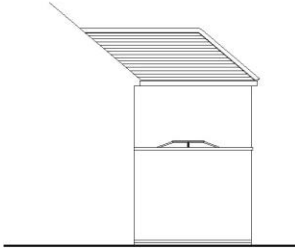
Ground Floor



First Floor

Materials


1	Plain tiles to match existing
2	Render to match existing
3	White PVCu doors
4	White PVCu windows



Side Elevation

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Client		Project		Drawing Title		Job No.		Date	
[Redacted]		Green Hyde, Langley Road, Winchcombe		Proposed Floor Plans & Elevations		WGG19.01		Aug 2019	
Scale		Drawn		Status		Dwg No.		Rev.	
1:100 @ A3		GMP		PA		08		-	




URBAN
ASPECTS
LAND PLANNING DESIGN



Key

1	Existing vehicular access to be widened
2	New tarmac crossover
3	New tarmac driveways
4	Concrete paving slabs
5	1.8m high close boarded timber fence
6	1.8m high close boarded timber gates
7	Existing boundary treatments to be retained
8	Areas of soft landscaping
9	Refuse storage area
10	Refuse collection point

A 17.09.19 Refuse storage/collection added.
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Client					 <div>URBAN ASPECTS</div> <div>LAND · PLANNING · DESIGN</div>								
Project													
Drawing Title													
Green Hyde, Langley Road, Winchcombe													
Proposed Site Layout													
Date	Aug 2019	Scale	1:200 @ A3	Drawn	GMP	Status	PA	Job No.	WGG19.01	Dwg No.	03	Rev.	A

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