

Democratic Services



**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

14 September 2020

Dear Councillor

PLANNING COMMITTEE- TUESDAY 15 SEPTEMBER 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



Agenda Item 5

Planning Committee

ADDITIONAL REPRESENTATIONS SHEET

Date: 15th September 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	
	5a	20/00504/FUL Neighbour comment - see attached
	5c	19/00998/FUL Pamington Farm, Pamington Lane, Pamington, Tewkesbury, Gloucestershire, GL20 8LX One additional letter of objection has been received from a local resident in response to the Officer's committee report. This letter of representation seeks to raise points that the objector believes were not addressed in the Officer's report. These points are as follows (summarised): <ul style="list-style-type: none">- The Officer's report references the cow herd as 1100 (which is believed to be a typo).- Notwithstanding this the herd size has been referred to throughout the application as 'approximately 100'.- Only 86 cows have been sighted in the fields, significantly less than the 100 mentioned.- The new building would allow for up to 110 cattle and therefore there would be an increase in the herd numbers.- It is wrong to assume that the herd numbers will therefore stay the same and the increase in numbers will cause noise, odor and pest issues.- Noise emitting from a modern building of lightweight construction with good ventilation is going to be significantly more intrusive than from the present brick-built sheds.- A building designed to modern standards to suit the actual size of herd would be significantly smaller than that proposed.- If the larger size is essential, then a location further away from the housing should be considered.- I suspect that the particular site has been chosen with a view to increasing the farm size for betterment of the business.- The application has been designed specifically to allow expansion into the adjacent field and that, if this permission were granted, there will be pressure to increase the development in this area.- If the committee is minded to approve the scheme please can conditions be imposed to ensure this doesn't give precedence for further development.

		<p>- This application, with any subsequent potential development, would severely compromise this landscape value and impact the proposed Garden Town.</p> <p>One letter of support for the proposal has also been received.</p> <p>Officer Comments</p> <p>It is acknowledged that there has been a misprint in the Officer report regarding the herd size. Paragraph 7.34 of the Officer report should read '110 cows' not '1100 cows'.</p> <p>The applicant has confirmed that they currently have 100 cows on site, the building can hold a maximum of 110. The impact of the building upon neighbouring residents has been assessed and outlined in the report, the maximum number of animals that could be housed has been considered.</p> <p>Notwithstanding the above the recommendation remains as set out in the report.</p>
5e	<p>20/00623/FUL</p> <p>Land Adj Coach House, Shurdington Road, Shurdington, Cheltenham, Gloucestershire, GL51 4XF</p> <p>Additional comments have been received from the Tree Officer and County Highway Officer regarding the proposed alterations to the existing access from the paddock onto Shurdington Road.</p> <p>Tree Officer- additional comments received 10th September 2020</p> <p>The tree is an Ash tree that is suggested for removal and not a great specimen at that, hedgerow looked quite sparse in that area too. I would have no objection and from a Tree Officer opinion this would be my preferred entrance rather than any possibility of works being needed to be carried out to the TPO trees and other mature trees to ensure clear access etc.</p> <p>To mitigate for the loss of hedgerow and trees it would look quite nice if there were trees planted either side of the proposed driveway to give a tree lined entrance all the way to the property. Trees that are native and will not only give attractiveness with colour but encourage wildlife, especially pollinators. The trees would not necessarily all have to be the same type as sometimes it can be better to have different species just in case of pests and diseases in the future.</p> <p>Gloucestershire County Highways - additional comments received 11 September 2020</p> <p>GCC have no in principle concerns with the proposed upgrade to existing track. The access required is the one which is proposed and has been conditioned in my response dated 29th July 2020. No visibility condition is required.</p> <p>The plan demonstrates gates set back 5m with radii within the applicants land from highway planning perspective I have no issue with this. The sign in my opinion will not impact on visibility, obstructions to visibility splays are accepted in this instance as stated within MfS.</p>	
5f	<p>19/00953/APP</p> <p>Yew Tree Farm, Tewkesbury Road, Twigworth, Gloucester, Gloucestershire, GL2 9PP</p> <p>As set out in the Committee report, Twigworth Parish Council have pointed out that the submitted plans do not accurately show the location of a number of residential park homes that have been sited close to the boundary of the site. Of particular concern are the park homes sited close to the south west corner of the site. The plans currently detail a large dwelling proposed in this location (plot 53), which would be in close proximity to the park homes close to the site boundary. It is considered that this relationship is currently</p>	

	<p>unacceptable.</p> <p>Whilst the applicant has sought to address this matter, it has not yet been fully resolved to the satisfaction of officers. In any event, no revised plans have been formally submitted to address this matter.</p> <p>Further to this, a letter of objection has been received from a resident of one of the affected park homes. The objection reiterates the concerns of Twigworth Parish Council and points out that the submitted plans do not accurately show the location of the park homes close to the site boundary. Concerns are also raised in respect of the proximity of plot 53 and the potential impact of any landscaping on the boundary, which could result in a loss of light. A copy of the objection letter is attached in full.</p> <p>Further email correspondence has also been received from the applicant's agent on this matter. It is suggested that the applicant is willing to remove plot 53 from the current scheme. It is envisaged that this would be dealt with at a later stage under a separate application.</p> <p>Whilst this would address the immediate concerns in respect of the potential impact of plot 53 on surrounding property, revised plans have not been submitted at the time of writing. In any event, even if revised plans are submitted prior to Committee, they would not have been subject to any further consultation; especially with local residents. In light of this, it is recommended that Member defer the application to allow further negotiation with the applicant in respect of plot 53 and to allow for any necessary consultation with interested parties.</p>
5g	<p>20/00524/APP</p> <p>Land At Twigworth, Gloucester, Gloucestershire,</p> <p><u>LEAP</u></p> <p>At the time of preparing the Committee report, the acceptability of the proposed LEAP had not been confirmed. Following consultation with the Council's Project Officer in the Asset Management Team, it is advised that that the proposed LEAP is acceptable but commented that a least one piece of equipment should be designed to enable inclusive play for someone who may be disabled. In response to this, the applicant has now included two pieces of play equipment suitable for disabled users. Following these revisions, the proposed LEAP is considered to be acceptable and meets the terms of the Section 106 Agreement.</p> <p><u>Access</u></p> <p>As set out in the Committee report, the Highways Officer requested further details to demonstrate that the design of the shared surfaces is acceptable from a highway safety perspective. Further details have since been submitted and have been reviewed by the Highway Officer. It is advised that the proposed design revisions now provide a visually contrasting surface so assist persons with a visual impairment and provide a comfort space from vehicles. This also makes a visual narrowing of the carriageway space which would assist in maintaining a slow speed environment. It is the view of the Highway Authority that that design now considers the needs of all users and the slow speed environment encourages active travel. The proposal is therefore now considered to be acceptable in this regard.</p> <p>In light of the latest revisions to the scheme, the application is now considered to be acceptable and the recommendation has been changed from delegated approval to Approve.</p>

Item 5a - 20/00504/FUL – 51 Cotswold Gardens

13 September 2020

Emily Pugh
Case Officer
Tewkesbury Council Planning Department

Dear Mrs Pugh

20/00504/FUL

**Erection of two storey annexe and single storey storage building
51 Cotswold Gardens, Tewkesbury, Gloucestershire, GL20 5DW**

Thank you for taking the time to come and inspect the properties. Mr [REDACTED] has advised us that your visit will not make a difference to the outcome of the application. However, we hope that you will see why we object so strongly to the development and, can see the impact that the annexe would have on our life. We will not reference the overshadowing in this letter as this was covered in depth previously. However, overshadowing remains one of the major reasons for our objection.

Firstly, we would like to review the purpose of the proposal. From the onset, Mr [REDACTED] has advised us that his intention was to use the proposal for Air BnB purposes. 51 Cotswold Gardens has, for a number of years, been listed on their website and Mr [REDACTED] has generated a regular income and become a 'Superhost.' During the application process, the property was subsequently removed from Air BnB. However, during August 2020 the property was again leased out every weekend and caused a great deal of distress and upset to the neighbours due to loud parties and noise pollution causing long standing relationships with Mr [REDACTED] to break down. Further, Mr [REDACTED] advert offers free on street parking on a road which is already overpopulated by parked cars and also states 'No parties.' We have attached copies of screenshots to support our claim. 51 Cotswold Gardens is currently on the market for sale.

Secondly, we would like to address Mr [REDACTED] claim during the hearing that the proposal was required to tackle the privacy matter between 51 and 53 Cotswold Gardens. The raised decked area beside the kitchen of 53 Cotswold Gardens has always been there. It is the only means to access the property from the garden area. Mr [REDACTED] rented number 51 prior to purchasing the property and was fully aware of the raised decked area. There was no privacy to regain as 51 Cotswold Gardens has always been overlooked by 53 since Mr [REDACTED] purchase. Had we been made aware of the concerns regarding privacy perhaps we could have worked together to resolve the matter rather than resorting to the erection a two-storey annexe.

Thirdly, we feel that the concerns regarding flood risk of the road; pluvial and fluvial, are significant. We previously advised that in July 2020 the road flooded, and water entered properties in the street. The road flooded again in August 2020. This seems to be a trend. We draw your attention to the following in support:

1 – Screenshot; February 2020, Environment Agency Flood Map website. The red warning indicates a risk to the last few properties (49, 51 and 53) in Cotswold Gardens

2 – letter to Gloucester County Council complaining of flooding to the road dated 19 August 2020 and subsequent response

Drainage is a significant problem in the street and having an additional system would only compound the problems already experienced by several residents.

To conclude, we would like to ask you to consider why a single man, living alone with no dependants in a large 3-bedroom property, currently on the market, would need to erect a two storey annexe for storage and social care needs.

The objections that have been received in relation to this proposal are from residents who have children or grandchildren who intend to get as much enjoyment from their homes and gardens as possible. There is no commercial intent. If planning is granted, the residents will have to endure the consequences of overloaded drains, overpopulated parking, noise pollution and increased flood risk whilst Mr [REDACTED] has sold up and moved away.

Thank you for your time.

[REDACTED]

Dear Sir/Madam,

On the evening of Wednesday 12 August, following a storm, two drains in the middle of Cotswold Gardens, Tewkesbury were blocked. This caused water to flow into a number of garages including the garage of my parents, who are living at my property at number [REDACTED]

I think neighbours in the street have reported it already, but the "report it" mechanism on your website doesn't really allow enough detail to be provided hence this email.

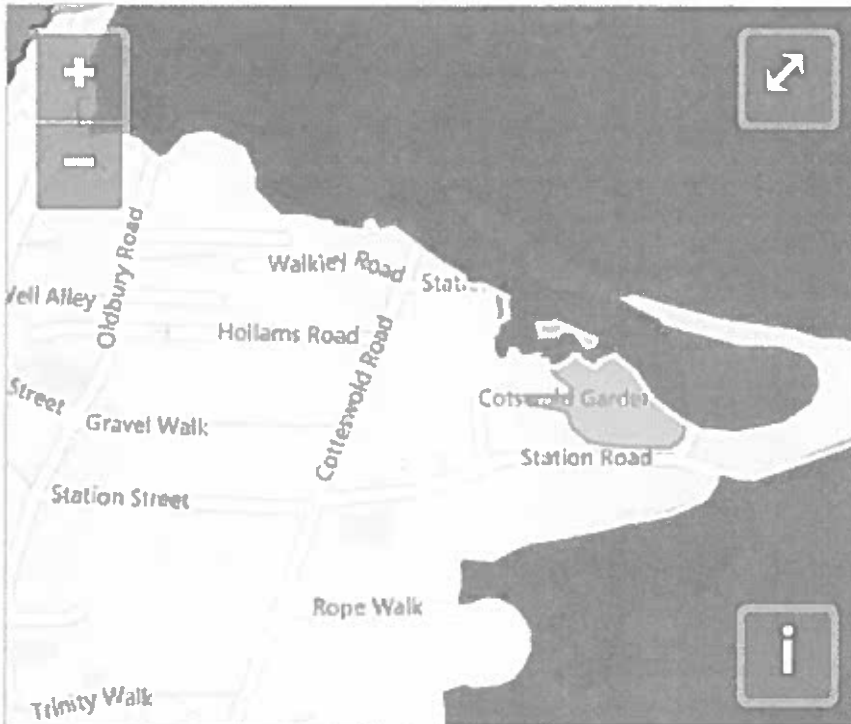
A neighbour worked heroically to unblock the drains on the evening in question which prevented more serious damage occurring. However, for peace of mind I would like to know, firstly, are the drains in the street now all clear and working properly? Secondly, is anything planned to improve drainage in the road in the medium / longer term. I fear that with current weather *(see gap in original letter)* patterns the substandard nature of drainage in the street is a ticking time-bomb. I'd guess the street's drainage dates back to late Victorian times - as such, is the main drainage pipe down the middle of the road large enough to prevent foreseeable incidents like this from happening in the future?

I look forward to hearing from you.

Thank you



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21:11 G G

VoLTE LTE1 85%



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Lovely Victorian town house

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Gloucestershire, England, United Kingdom

Entire townhouse

hosted by Kevin



6 guests · 3 bedrooms · 3 beds · 2 bathrooms

Currently house is
being used as an

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2 reviews

Mr.P has said
he intends to do the



> same with the



proposal



22:15  

     32% 



Heating

Central heating or a heater in the listing

Hot water

Facilities

Free parking on premises

Free on-street parking

Dining

Kitchen

Space where guests can cook their own meals

Breakfast

Breakfast is provided

Dishwasher

Refrigerator



Dear Mr [REDACTED]

I did check the gullies throughout Cotswold Gardens and could see the outlet pipes in them apart from the two outside number [REDACTED] so I have raised a work order to have these cleaned and jetted asap. Most of the gullies throughout the highway network work fine under light to moderate rain conditions although in very heavy persistent rain the drainage will have a problem to cope. The drainage in the Tewkesbury area will empty into either the River Avon or Severn and when there is extra water in the rivers it will restrict the outlets which causes the drainage system to back up. I am not aware of any drainage improvements planned for Cotswold Gardens but if you would like to contact the Local Highway Manager for the Tewkesbury area when he returns from leave mid part of next week to discuss the issues he may be able to take this forward for any future improvements.

Regards

[REDACTED]

[REDACTED]

Area Highways Representative

Area Highways - Northern

(08000 514514

: Highways@gloucestershire.gov.uk

* Gloucestershire County Council, Bamfurlong Highways Depot,

Did you know that you can report issues and track their progress online at <https://www.gloucestershire.gov.uk/highways/roads/report-it/>

Go to www.gloucestershire.gov.uk to find information on any County Council





CAUTION: EXTERNAL EMAIL
Good morning Adam

FYI as the email you provided was in error

Regards

[Redacted]

[Redacted]

Dear [Redacted]

Thank you for your visit yesterday regarding the proposed planning application.

I wish to file an objection to the proposed planning application due to the following reasons:

1. Application process. Whilst I understand the planning for this area has been reviewed by the council over several years, the latest plans as amended have not been communicated to neighbouring residents to inform of a late amendments. Any planning application should therefore be re-communicated so enable full visibility. I have been a resident of Orchard Park since 14 Aug 2020. However the plot I have purchased adjacent to the proposed land has been available for letters to be sent. This is also the case for other residents. I understand that notices were place around the surrounding area, but suggest these notices relate to previous planning information and not the current. However, consider a person who is disabled and cannot see the notice, or not have internet access would not be aware of the changes. No notices for the latest changes have been placed within Orchard Park and this has been confirmed by the Park Manager.
2. Having reviewed the plans as attached the following observations are made
 - a. The totality of the plans are out of date with the surrounding and do not provide the correct residential areas details associated with Orchard Park namely:
 - i. Lawn Cottage does not exist
 - ii. Properties adjacent to Jasmine Cottage are missing
 - iii. The Dwellings adjacent to El Sub Sta are incorrect.
 - b. Page 2 shows a smaller dwelling for the proposed dwelling on plot 53 that is shown on page 3.
 - c. The accommodation table on page 3 cannot be read as the font is too small- therefore the type of property proposed for Plot 53 cannot be identified.
 - d. The dwellings to the east of the SuDs area seem to be more densely populated on page 3 compared to that proposed on page 2. This raises concerns over the flood risks end water run off and flood risk to Orchard Park.
2. The Location of Plot 53 is too close to the Orchard park boundary. The properties that have been built in this area are residential park homes. The view from the properties in Orchard Park to Plot 53 is considered breach of privacy. The solution if high fencing/trees were planted would block sunlight to the these adjacent homes.
3. Orchard Park is a residential site where residents have spent significant funds to retire to a peacefully and tranquil area. The provision of this development would impact noise from family activities.
4. I spoke to John Hinett as well yesterday. I am deeply offended as on 3 separate occasion he defined Orchard Park as a quote "caravan park". This then implicates/assumes/ paints a picture of the adjoining area. I must stress that Orchard Park is residential with new high quality properties built at very significant investment to owners, who pay council tax. It is recommended that the committee visit the area to view the surrounding area to get their own impression of the Residential Park and not be presented in terminology/discussions that the park is a Caravan site!
5. The NDP for the area <https://www.tewkesbury.gov.uk/neighborhood-development-plans/dawn-hathesley-norton-and-twiggworth-neighborhood-plan> now forms part of the statutory Development Plan for the Borough of Tewkesbury. In light of this there are elements in the NDP that need to be consider as part of the application.

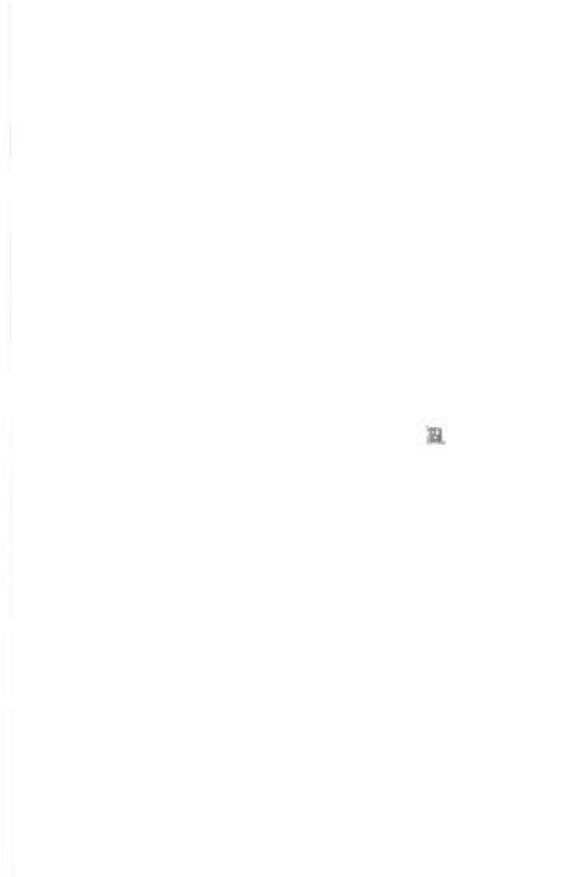
a. This development is in breach of the following as we are already under a large scale development and it is stated in the NDP - the following -

"A matter of profound importance to Twigworth is that, whatever growth level is ultimately determined, it should be delivered steadily over the plan's period through a series of modest developments and not on a single large site delivered in a short space of time. This NDP proposes an organic, piece by piece, approach to sustainable growth in Twigworth in line with the available infrastructure"

As the Boks Homes on the Opposite side of Orchard Park are now under development (c750 dwellings), the allowance of this planning approval would add to the stresses and strains of the neighbouring infrastructure plus disruption to road traffic that is already subject to road works in the area.

b. Issues with views as specified in the NDP and existing residents views will be lost

Inline image



Please note that this objection is also in representation of Mr and Mrs [redacted] who reside at [redacted]

Other notes for consideration:

Should the development go ahead, there will be financial impact on adjoining properties due to airborne dust/dirt being deposited on Property and Car surfaces. The development must have a clause enforced to ensure adjoining property and cars are cleaned as required at the developer's expense when dirt/deposits materialise due to construction work.

I would also like time to speak at the meeting on Tuesday to communicate the objection. Please can you provide details how this can be organised.

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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CAUTION: EXTERNAL EMAIL

Dear Adam

I wanted to write and confirm our earlier discussion in terms of what is now being proposed.

You have advised that given the changes being discussed to plot 53 (i.e. the introduction of a landscape corridor) and the park home neighbouring it now being shown on the plans that officers and the Council's legal advisor are now recommending that the application be deferred based on a lack of public consultation of any updated plans to be submitted.

In order to address that issue the applicant is willing to withdraw plot 53 from the current reserved matters application. This then does away with any lack of consultation of plans to be submitted in relation to plot 53. As discussed the rest of the layout and design has already been consulted upon at length and on more than one occasion over the past 12 months. There can be no suggestion therefore from any party that they haven't had the opportunity to consider the proposals. Indeed any suggestion from the neighbouring owner of the park home that they have been prejudiced by the layout plans not showing the mobile home in its position have no grounds for the following reasons:

1. The application has been widely advertised, and for what it's worth over a considerable period of time.
2. Irrespective of the lawfulness of the mobile home now being erected it is reasonable to at least expect someone developing on neighbouring land to check the planning status of land adjacent to their site and therefore any applications before the Council. A failure to do so by that individual cannot then be reasonably used to punish the applicant in this case.
3. The park home in question has only been erected we believe for approximately 2 months. It is simply not reasonable to expect an applicant to be constantly reviewing surrounding land uses to identify whether there have been any material changes during the determination of their application, particularly in the context that no planning applications have been made.

For these reasons we strongly refute any suggestion that the neighbouring owner of the park home has been prejudiced in being able to comment on the rest of the proposal. The application has been widely advertised and I suggest that the onus is on them to check the planning status of the land which borders their site. The fact that they have not done so and have gone ahead and erected a park home in such close proximity to the site boundary should not in any way mean the applicant in this case be penalised in terms of wanting their own very longstanding application determined as quickly as possible, particularly where they are even willing to remove a unit from their current RM application to remove any claim made about lack of consultation.

In the event that officers consider that they are unable to still make a recommendation to permit or refuse and therefore the application be deferred we would respectfully request that members determine the application based on the amended plans to follow showing the removal of plot 53. For the reasons given above, and given the delays in determination of the application my client is very keen to be able to proceed (subject of course to permission being granted and discharge of the necessary conditions).

If that position is not supported, as an alternative we would ask that members consider that they can support the scheme before them (without plot 53) then they approve the scheme subject to a consultation period being carried out and consideration of any responses received. It would then be left for officers to make a final decision based on any responses received.

In both these scenarios I would ask that we be allowed to address the committee on the reasons why permission should be approved.

I look forward to hearing from you in relation to the above.

Kind regards

■

[REDACTED]
Partner
For Ridge and Partners LLP

[REDACTED]



From: Adam White <Adam.White@teWKesbury.gov.uk>
Sent: 11 September 2020 10:54

[REDACTED]

Subject: Twigworth

Hi [REDACTED]

I'm seeing legal at 2pm so will report back after that.

Thanks

Adam White MRTPI
Development Services
Tel. 01684 272061
adam.white@teWKesbury.gov.uk

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