

# TEWKESBURY BOROUGH COUNCIL

<p><b>Minutes of a Meeting of the Planning Committee held remotely on Tuesday, 19 May 2020 commencing at 10:00 am</b></p>
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**Present:**

Chair  
Vice Chair

Councillor J H Evetts  
Councillor R D East

**and Councillors:**

R A Bird, L A Gerrard, M A Gore, D J Harwood, M L Jordan, E J MacTiernan, J R Mason,  
P W Ockelton, A S Reece, P E Smith, R J G Smith, P D Surman, R J E Vines, M J Williams  
and P N Workman

**PL.1 ANNOUNCEMENTS**

- 1.1 The Chair advised that the meeting was being held under the emergency provisions of the Coronavirus Act 2020 and, specifically, The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020. The meeting was being broadcast live via the internet, it was not being recorded by the Council but, under the usual transparency rules, it may be being recorded by others.
- 1.2 The Chair outlined the procedure for the meeting, including public speaking.

**PL.2 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

- 2.1 Apologies for absence were received from Councillors G F Blackwell and A Hollaway. There were no substitutions for the meeting.

**PL.3 DECLARATIONS OF INTEREST**

- 3.1 The Committee's attention was drawn to the Tewkesbury Borough Council Code of Conduct which was adopted by the Council on 26 June 2012 and took effect from 1 July 2012.

3.2 The following declarations were made:

<b>Councillor</b>	<b>Application No./Agenda Item</b>	<b>Nature of Interest (where disclosed)</b>	<b>Declared Action in respect of Disclosure</b>
J R Mason	Agenda Item 5b – 20/00175/FUL – Tretower, 28 Langley Road, Winchcombe.	Is a Member of Winchcombe Town Council but does not participate in planning matters.  Had been requested by a neighbour to view the application site from their garden and listen to their concerns but had not expressed an opinion.	Would speak and vote.
P E Smith	Agenda Item 5c - 20/00233/PIP – Land at the Bungalow, Down Hatherley Lane, Down Hatherley	The applicant is a relation of his partner.	Would not speak or vote and would leave the meeting for consideration of this item.
R J G Smith	Agenda Item 5a – 19/01225/FUL – The Traffic Group Limited, White Lion House, Gloucester Road.	Believes his neighbours are directors of the company applying for planning permission but he had not entered into any discussions regarding the proposal.	Would speak and vote.

3.3 There were no further declarations made on this occasion.

#### **PL.4 MINUTES**

4.1 The Minutes of the meeting held on 17 March 2020, copies of which had been circulated, were approved as a correct record.

#### **PL.5 DEVELOPMENT CONTROL - APPLICATIONS TO THE BOROUGH COUNCIL**

The objections to, support for, and observations upon the various applications as referred to in Appendix 1 attached to these Minutes were presented to the Committee and duly taken into consideration by Members prior to decisions being made on those applications.

**19/01225/FUL - The Traffic Group Limited, White Lion House, Gloucester Road**

- 5.1 This application was for a two storey extension to existing production building (use class B1 (c)) and reconfiguration to, and extension of, existing car park.
- 5.2 The Technical Planning Manager explained that the proposal sought to extend the existing light industrial premises to provide a larger production area and increase the level of car parking on the site. The premises was located on an existing major employment site, as allocated in the adopted local plan and the principle of development was therefore acceptable. The main issues arising from the application were the impact on the local highway network and the potential impact on nearby residential properties. In terms of highways, the proposal would result in a relatively low increase in vehicular movements; the County Highways Officer had been consulted and raised no objection, subject to the inclusion of planning conditions as set out in the Officer report. As the site backed onto the rear of commercial units, it was the potential impact on the houses and mobile home site on the opposite side of the B4063 that had raised most concern from those making representations. The use was classified as B1 which meant it could be carried out in a residential area without harm to amenity, particularly in terms of noise, vibration, dust and smell; however, the concerns were focused mainly on potential overlooking from the new building to the properties opposite. As could be seen on the proposed site location plan, the two properties to the immediate west of the mobile home park entrance were already directly opposite the proposed building and had a substantial evergreen hedge which would avoid any overlooking from the proposed extension. A relatively new property, known as Bay Tree House, had been constructed in the former garden of Brookside and the extension would inevitably bring the building closer to that property; however, views from the front and gable end windows would be oblique and at a distance that would not give rise to undue overlooking. The distance from the proposed windows to the nearest boundary of the closest residential properties was approximately 20 metres with the dwellings themselves set back at least 30 metres. The proposed fire escape was set a further three metres back. The building would be clearly visible from the neighbouring properties and the outlook from Bay Tree House in particular would change, but not to such a harmful extent as to warrant refusal. For these reasons, Officers felt there would be an acceptable relationship between the existing dwellings and the proposed extension. The Technical Planning Manager advised that there had been some concern about the accuracy of the plans; however, the applicant's agent had confirmed that the site and block plans were based on a professional survey of the site which must be preferred over the Ordnance Survey mapping. In terms of design, the extension would be a continuation of the existing building in terms of form and style and would have an acceptable impact on the character and appearance of the area whilst also serving to screen some of the lower quality industrial buildings behind. It was regrettable that some of the trees at the western end of the site had been removed; however, those trees were not protected and a condition was suggested to secure an appropriate landscaping scheme including tree planting along the site boundary. For all of the reasons outlined, the Officer recommendation was to permit the application.
- 5.3 The Chair indicated that there were no public speakers for this item. The Officer recommendation was to permit the application and he sought a motion from the floor. It was proposed and seconded that the application be permitted in accordance with the Officer recommendation. The local Member for the area indicated that he had concerns about overlooking from the extension to the dwellings opposite, as had been explained by the Technical Planning Manager, and he asked whether a condition could be included to require the top floor windows to be obscure glazed in order to give additional privacy to those properties and demonstrate to the residents that their concerns had been taken seriously. The Technical Planning Manager reiterated that Officers felt the distances involved were

acceptable but it was within Members' gift if they saw fit to include a condition requiring obscure glazing as suggested. Another Member questioned whether the height of the residential properties opposite the site had been taken into consideration in relation to the proposed development. She indicated that she regularly drove along the B4063 and felt that the visual impact since the trees had been felled was terrible. She recognised that replacement trees were being planted but, in her view, this proposal was a step too far; the original building was a public house which had been sympathetically extended but the proposed extension would have a detrimental impact on the streetscene and would negatively affect the properties opposite. The Technical Planning Manager explained that there was insufficient scope to achieve any further landscaping within the site to address the concerns raised by the Member as there was not a huge amount of room between the front of the building and the site boundary. Whilst the proposed planting would provide some privacy, this would be limited, particularly during winter months; however, this was not considered to be an issue given the distances involved. The impact on the streetscene was a matter of judgement - Officers felt it was acceptable and, whilst Members may take a different view, that particular issue could not be solved by any additional planting on site. The Member recognised there would be an attempt to undertake some planting and, given the circumstances, she felt that was probably the best that could be hoped for, nevertheless, her main concern was the levels of the existing residential properties in relation to the proposed development as it had been stated they were somewhat lower. The Technical Planning Manager confirmed that Officers were aware of the difference in levels, they had been taken into account in their assessment of the proposal and were not so significantly different to alter the recommendation in terms of loss of outlook and overlooking.

- 5.4 The proposer and seconder of the motion to permit the application indicated that they would be happy to include a condition to obscure glaze the first floor windows, as requested by the local Member, and the Chair sought clarification from the Technical Planning Manager as to whether that was achievable. The Technical Planning Manager confirmed that there was a standard condition which could be used and would require the windows to be Pilkington Level 4, or equivalent standard, and obscure glazed; however, he asked Members to clarify exactly which windows they required to be obscure glazed. The local Member indicated that this should apply to the five first floor windows facing toward the B4063. In response to a query as to whether there would be one sheet of glass on the upper and lower glazing, the Technical Planning Manager indicated that he did not have those details to hand but he provided assurance that the obscure glazing on the road-facing elevation would resolve the issues that the local Member had referred to. The Legal Adviser indicated that the plans seemed to show there were eight first floor windows in total facing the B4063 and she sought clarification as to whether it was the five windows in the main part of the extension which Members wished to condition. Having reconsulted the plan at Page No. 85 of the Officer report, the Technical Planning Manager confirmed that there were eight first floor windows in the front elevation of the proposed extension across the two different elements of the extension. The local Member confirmed that he would like all eight to be obscure glazed and the proposer and seconder of the motion indicated they would be happy with that.

- 5.5 Upon being put to the vote, it was

**RESOLVED** That the application be **PERMITTED** in accordance with the Officer recommendation, subject to the inclusion of a condition to obscure glaze the eight first floor windows of the proposed extension facing the B4063.

**20/00175/FUL - Tretower, 28 Langley Road, Winchcombe**

- 5.6 This application was for the erection of a first floor rear extension.
- 5.7 The Planning Officer advised that the application related to Tretower, a semi-detached dwelling located in a semi-rural residential area on the outskirts of Winchcombe. The proposal sought the erection of a first storey extension to the side and rear of the dwelling which would be constructed on top of a single storey flat-roofed extension which had been permitted in 2015. The main issue to be considered was the impact that the extension would have upon neighbouring amenity, specifically loss of light and overbearing impact on the adjacent property, Winds Point, and the adjoining semi-detached property, Lynwood. The Officer report set out that permission had recently been granted for a range of extensions at Winds Point to be constructed on the boundary with the application site; whilst these had not yet been constructed, it was a material consideration, therefore, two assessments had been made based on the impact of the proposal as the sites were currently and the impact should the neighbouring extensions be constructed. The Planning Officer confirmed that both assessments concluded there would be no unacceptable impacts to that property. Likewise, the adjoining semi-detached property Lynwood would not suffer any discernible impacts because the extension would be located on the western part of the host dwelling leaving a large gap between the properties. This gap would mean there would be no overshadowing, loss of light, or overbearing impact to that property. The scheme complied with planning policy and the Officer recommendation was therefore to permit. The Planning Officer proceeded to show two videos provided by the applicant showing the site from the front and rear.
- 5.8 The Chair invited the applicant to address the Committee. The applicant explained that the type of extension they were hoping to add was very common on 1930's semi-detached properties with the surrounding area being made up of similar properties, a number of which had two storey side extensions that had been given planning permission by the local planning authority. The design for the proposed extension was based on the already approved design for Green Hyde, a left-hand side semi-detached property which was identical to theirs and located two houses down. The applicant's architect had tried to stay true to the character and features of the existing house with regard to materials, finishing and roof pitch/design, and had spent a long time looking at the roof height to reduce the eaves as much as possible in order to ensure the extension was subservient to the existing house and surrounding buildings. The proposed extension would be constructed over an existing single storey part of the building and would not require an increase in footprint with the additional floor area only equating to 13.7 square metres. The principal elevation of the extension would be set back over 6.7 metres from the principal elevation of the existing house in order to remain sympathetic to the streetscene. The applicant went on to explain that the extension would be approximately 3.5 metres from Lynwood, the adjoining property, and, when referencing the 45 degree or privacy rule, would have no detrimental effect on the neighbours "right to light" on either side as no additional shade would be created based on the position of the proposed extension and the path the sun moved over the property. The proposed extension would be approximately one metre further from the boundary of the adjoining neighbour to the east compared with the approved extension at Green Hyde - the applicant pointed out that the neighbours to the west at Winds Point had not raised any objection to the proposal, despite the fact that it would be constructed closer to their boundary; on the contrary, planning permission had recently been granted for a ground floor extension to that property and it was intended to plan simultaneous builds in order to minimise any disruption to surrounding neighbours.

- 5.9 The Chair indicated that the Officer recommendation was to permit the application and he sought a motion from the floor. It was proposed and seconded that the application be deferred for a Planning Committee Site Visit to assess the impact of the proposal on the neighbouring properties. The proposer of the motion indicated that there had already been quite substantial extension of the property and his concern was for the neighbours at Lynwood. The properties were very small and the extension would be between the two upper floor windows which, when viewed from the garden of Lynwood, would have an overbearing impact and potential loss of light to the property. He appreciated that photographs and videos had been provided to assist the Committee in its determination of the application but, in his opinion, this was no substitute for visiting the site and viewing the property from the garden, and that of the neighbouring property Lynwood. The seconder of the motion agreed that it was very difficult to appreciate the issue of overlooking and loss of light without being on site, particularly as the buildings were very close together. He did not feel the videos that had been shown were adequate in terms of Members making a fair assessment of the proposal and was of the view that the only way to properly assess the impact was by physically visiting the site, as such, he was happy to support the proposal. The Chair pointed out that the only way to view the property from the rear garden was to go through the house and, given the current social distancing rules, it should be borne in mind that it may be a considerable time before it was possible for the Committee to conduct a site visit. The proposer of the motion indicated that the property could be easily viewed from the garden of the neighbouring property without going through that property. Whilst he recognised the practicalities of carrying out a site visit would be challenging, in his opinion it was the only way to make a proper assessment of the impact of the proposal and he pointed out that the Town Council had raised concern regarding the application.
- 5.10 A Member noted that the applicant had mentioned a property close by which had been granted planning permission for a very similar extension and he sought clarification as to where the local planning authority would stand if this application was refused. The Technical Planning Manager reminded Members that each application must be determined on its own merits; notwithstanding this, the merits did somewhat depend on other applications which had been determined within the area. It was also necessary to consider decisions that had been taken, both by Officers under delegated powers and by the Planning Committee, on similar types of development i.e. other two storey extensions to semi-detached properties. In the Officers' opinion, it would be very difficult to substantiate a reason for refusal based on overbearing impact and loss of light in this particular instance given that the extension would be set well away from the boundary and would not be breaking the 45 degree rule. Nevertheless, it was ultimately a matter of judgement for Members. A Member indicated that he could not support the proposal for a Planning Committee Site Visit; whilst he sympathised with the proposer of the motion, he did not feel a site visit would add anything further to the material that had been presented today and it could be months before it was possible to physically visit the site which could result in the applicant lodging an appeal for non-determination which he felt would be difficult for the local planning authority to defend based on the Officer advice. The Technical Planning Manager stressed that Members should not feel they could not request a Planning Committee Site Visit purely because of the current circumstances if they felt strongly that they needed to conduct a visit before making a decision. Notwithstanding this, it should be borne in mind that a number of planning appeals were taking place without site visits with the Inspector making a judgement based on the facts and any photographs and videos that had been submitted.

- 5.11 Upon being taken to the vote, the motion to defer the application for a Planning Committee Site Visit was lost. It was subsequently proposed and seconded that the application be permitted in accordance with the Officer recommendation and, upon being put to the vote, it was

**RESOLVED** That the application be **PERMITTED** in accordance with the Officer recommendation.

**20/00233/PIP - Land at the Bungalow, Down Hatherley Lane, Down Hatherley**

- 5.12 This was a permission in principle application for the erection of one infill dwelling.
- 5.13 The Planning Officer explained that the application was for permission in principle which was a form of planning consent which established that a site was suitable for a specified amount of housing-led development in principle. If permission in principle was granted, the site must then have the technical details approved before development could proceed. The current application was the first stage of the process and sought solely to establish whether the site was suitable in principle for a new dwelling. The government's guidance set out that the scope of the first stage of permission in principle was limited to location, land use and the amount of development; any other technical matters would be considered at the technical details stage. He went on to advise that the site itself was currently associated with a property known as The Bungalow which was located on the east side of Ash Lane. The site was currently accessed from a main driveway off Down Hatherley Lane with a secondary access off Ash Lane, which was a private road - it was proposed that this access would serve the new property. The site was not located within any recognised settlement boundary and was not subject to any site allocation or formal landscape designation but it was located within an area of safeguarded land. Given the context of the site, Officers considered that, whilst the site did not front onto Ash Lane, any dwelling on the site would still relate reasonably well to existing built form in this location and would therefore represent infilling in the context of Policy SD10 of the Joint Core Strategy. It was also considered that there would be an acceptable impact on the landscape and it was feasible that an appropriate access could be provided. In terms of the safeguarded land, the proposal would not strictly accord with Policy SD5 of the Joint Core Strategy; however, given the scale of the development proposed, the proximity of the site to existing properties and the intervening land to the east – which was in multiple ownership – it was considered that the proposal would not prejudice the purpose of the safeguarded land. In light of the Council's housing land supply position, it was not felt there would be any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme, subject to securing appropriate details at the technical details stage, as such, the application was recommended for approval. The Planning Officer proceeded to show two videos showing the approach to the application site from Ash Lane along Down Hatherley Lane and panning around the site.
- 5.14 The Chair indicated that there were no public speakers for this item. The Officer recommendation was to permit the application and he sought a motion from the floor. A Member questioned whether it was correct that the safeguarded land could not be approved without specific support of a Joint Core Strategy review as stated by the Parish Council and, if that was the case, he sought clarification as to the current position in terms of the review. He queried whether the application would have been refused if it were still in the Green Belt and drew attention to Page No. 95, Paragraph 6.3 of the Officer report which set out that, on the basis of the stage of preparation of the Tewkesbury Borough Plan, the emerging policies of the plan could be afforded limited to moderate weight; however, this was contrary to the Inspector's analysis and findings in respect of both the Fiddington and Stoke Road appeals where limited or no weight could be given to the emerging Tewkesbury

Borough Plan - as the plan had only been submitted the previous day, he assumed that its status remained the same. In response, the Technical Planning Manager explained that it was a matter of judgement as to whether safeguarded land weighed against any particular proposal. The purpose of safeguarded land in this case was to provide a future major development opportunity to meet the needs of the borough going forward; on that basis, the judgement was that a small piece of land that was already part of a garden did not impact on the ability of the wider allocation to come forward. This had been taken into account bearing in mind that the tilted balance was in play as per Paragraph 11 of the National Planning Policy Framework. Whilst he understood the concern regarding the impact on the Joint Core Strategy review, Officers did not feel that allowing this development on this site would impact materially on its progress. In terms of the Green Belt, the Technical Planning Manager pointed out that two houses had been permitted next to the application site when still in the Green Belt. In terms of the Fiddington and Stoke Road appeals referenced by the Member, the Inspector and Secretary of State had given particular weight to the emerging Tewkesbury Borough Plan; however, Officers felt this should be given greater weight. Also, Members should be mindful that the tilted balance was in play with this application. The Legal Adviser clarified that the Fiddington appeal had been heard in May 2019 and the Pre-Submission version of the Tewkesbury Borough Plan had been approved for consultation, and so moved on, since that time.

- 5.15 A Member drew attention to the plan at Page No. 100 of the Officer report which showed the existing layout to be linear in form whereas the proposed development would be moving away from that and he sought an Officer comment in that regard. The Technical Planning Manager felt this was a good point and explained that the proposal had been considered in the context of the wider area to the west and the bungalow on the site which was itself set back from the road. This was not an unusual occurrence in the area and Officers felt that the proposal would be relatively well related to the surrounding area which was the reason for the recommendation for approval.
- 5.16 Initially the local Member expressed the view that there may be some benefit in visiting the site; however, another Member indicated that he knew the area very well and did not share this view. He noted that safeguarded land was addressed at Policy SD5 of the Joint Core Strategy which set out, at Paragraph 7(iv), that safeguarded areas were not allocated for development at the present time. Planning permission for the permanent development of safeguarded land – except for uses that would not be deemed inappropriate within the Green Belt – would only be granted if a future review of the Joint Core Strategy deemed the release of this land necessary and appropriate. The crucial role of safeguarded land was to ensure that land identified for possible future growth to meet development needs in a development plan was not fettered by piecemeal development. This application could not by any definition be regarded as anything other than piecemeal development, it would not be acceptable within the Green Belt and public transport was non-existent other than on the A38, as such he proposed that the application be refused. The local Member seconded the proposal and confirmed that he no longer wished to propose a Planning Committee Site Visit. He indicated that there were already six new houses on the left hand side and he understood that another six were proposed behind that so the lane was getting very busy and, as nobody had been identified as owning the lane, he was concerned as to who would take responsibility when something went wrong. The Technical Planning Manager explained that the access road was very much a matter for residents who he understood all had collective responsibility for the upkeep of the road and presumably the residents of any new residential properties would also have a responsibility in that respect. In terms of the comments made regarding piecemeal development and safeguarded land, he reiterated that this was a matter of judgement in this case. Given the particularities of the site, and its location in



relation to the strategic allocation, as well as the fact that it was within the garden of the bungalow, Officers did not feel the proposal would in any way prejudice the adjoining safeguarded land coming forward in future. Although there was a judgement to be made, the Technical Planning Manager reiterated that the tilted balance did apply and, should Members be minded to refuse the application, there must be significant and demonstrable harm to outweigh the - albeit limited - strengths of the proposal. In response to a query, the Planning Officer confirmed that planning permission had been granted for two additional houses in the gap following onto Ash Lane.

- 5.17 A Member indicated that she could not support the motion to refuse the application given that the Officers had presented an excellent case stating that allowing the property to be built on the safeguarded land did not prejudice its purpose. Another Member felt it should be borne in mind that planning permission had been granted for two houses on the plot of land immediately to the south of the driveway four years earlier when the land had been in a designated Green Belt area. The proposer of the motion to refuse the application reiterated that the site was not a strategic allocation, nor was it a service village and he did not feel that the piecemeal approach was justified as safeguarded land should be for bigger developments, therefore he stood by his proposal. The Chair sought clarification as to the reasons for refusal and the proposer of the motion indicated that the site was not strategically allocated and was not within a service village, there were no public amenities serving the site with the nearest being located on the A38, it would be piecemeal development and a decision would need to be taken via a Joint Core Strategy review to make it permissible. The Technical Planning Manager understood the reasons; however, with regard to the suggestion that the proposal was premature to the Joint Core Strategy review, he explained that the government guidance was very clear that an argument of prematurity was unlikely to be successful unless the proposal would prejudice the purpose of the safeguarded land. In terms of services, there was an excellent bus service along the A38 which was considered to be within reasonable walking distance of the site. In addition, there would be new services and facilities coming forward as part of the strategic allocation and the nearby Twigworth development which had a small local centre associated with it. In his view it would be difficult to substantiate a reason for refusal, particularly in the context of the tilted balance and the presumption in favour of sustainable development in the National Planning Policy Framework. A Member felt there was a need to re-evaluate how public transport was addressed within the development plans in light of the situation with COVID-19 and the latest government advice about its usage. The Legal Adviser indicated that Paragraph 50 of the National Planning Policy Framework stated that refusal of planning permission on the grounds of prematurity would seldom be justified where a draft plan had yet to be submitted for examination and, where planning permission was refused on the grounds of prematurity, the local planning authority would need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process. The Technical Planning Manager clarified that the Tewkesbury Borough Plan had been submitted for examination but the Joint Core Strategy review, to which the proposer of the motion was referring, had not. The proposer of the motion confirmed that his refusal reason was not on the basis of prematurity but on the grounds of piecemeal development which was likely to increase if this application was allowed.

- 5.18 Upon being taken to the vote, the motion to refuse the application was lost. It was subsequently proposed and seconded that the application be permitted in accordance with the Officer recommendation and, upon being put to the vote, it was

**RESOLVED** That the application be **PERMITTED** in accordance with the Officer recommendation.

The meeting closed at 11:37 am

**Appendix 1****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.

<b>Page No</b>	<b>Item No</b>	
73-85	5a	<b>19/01225/FUL</b> <b>The Traffic Group Limited, White Lion House , Gloucester Road</b> Late representations have been submitted by resident – please <b>see attached letter</b>
86-92	5b	<b>20/00175/FUL</b> <b>Tretower, 28 Langley Road, Winchcombe</b> 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.

**Item 5a – 19/01225/FUL – The Traffic Group Limited, White Lion House, Gloucester Road - letter of representation**

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]

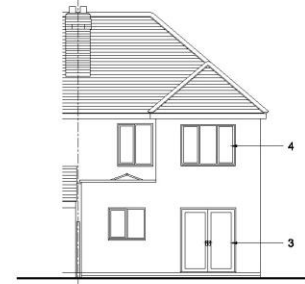
## Item 5b – 20/00175/FUL – Tretower, 28 Langley Road, Winchcombe - Appendix A, B and C



Front Elevation



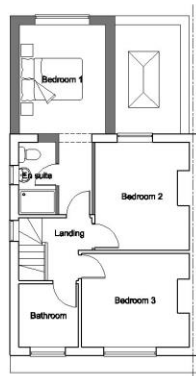
Side Elevation



Rear Elevation



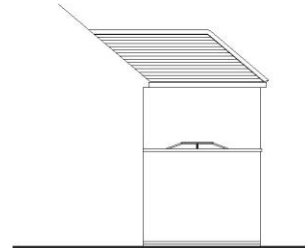
Ground Floor



First Floor


## Materials

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



Side Elevation

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Client	<div></div>					<div>URBAN ASPECTS <small>LAND-PLANNING-DESIGN</small></div>							
Project	Green Hyde, Langley Road, Winchcombe												
Drawing Title	Proposed Floor Plans & Elevations												
Date	Aug 2019	Scale	1:100 @ A3	Drawn	GMP	Status	PA	Job No.	WGG19.01	Eng No.	08	Rev.	-

7 Bath Mews • Bath Parade • Cheltenham • GL53 7HL

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[www.urbanaspects.co.uk](http://www.urbanaspects.co.uk)



## 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		Project		Drawing Title		Date		Scale		Drawn		Status		Job No.		Dwg No.		Rev.	
[REDACTED]		Green Hyde, Langley Road, Winchcombe		Proposed Site Layout		Aug 2019		1:200 @ A3		GMP		PA		WGG19.01		03		A	

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