

12 June 2023

Committee	Planning
Date	Tuesday, 20 June 2023
Time of Meeting	10:00 am
Venue	Tewkesbury Borough Council Offices, Severn Room

ALL MEMBERS OF THE COMMITTEE ARE REQUESTED TO ATTEND

Agenda

1. ANNOUNCEMENTS

When the continuous alarm sounds you must evacuate the building by the nearest available fire exit. Members and visitors should proceed to the visitors' car park at the front of the building and await further instructions (during office hours staff should proceed to their usual assembly point; outside of office hours proceed to the visitors' car park). Please do not re-enter the building unless instructed to do so.

In the event of a fire any person with a disability should be assisted in leaving the building.

2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

To receive apologies for absence and advise of any substitutions.

3. DECLARATIONS OF INTEREST

Pursuant to the adoption by the Council on 24 January 2023 of the Tewkesbury Borough Council Code of Conduct, effective from 1 February 2023, as set out in Minute No. CL.72, Members are invited to declare any interest they may have in the business set out on the Agenda to which the approved Code applies.

	Item	Page(s)
4.	MINUTES	1 - 23
	To approve the Minutes of the meeting held on 25 May 2023.	
5.	DEVELOPMENT CONTROL - APPLICATIONS TO THE BOROUGH COUNCIL	
	(a) 22/0916/FUL - 2 Moorfield Road, Brockworth	24 - 40
	PROPOSAL: Erection of dwelling and new access drive.	
	OFFICER RECOMMENDATION: Permit.	
	(b) 22/01306/FUL - Elm Gardens, Badgeworth Road, Badgeworth	41 - 58
	PROPOSAL: Proposed single storey detached residential annex and garden storage used ancillary to the host dwelling (Elm Gardens) following demolition of existing residential outbuilding.	
	OFFICER RECOMMENDATION: Permit.	
	(c) 23/00240/FUL - 9B Beckford Road, Alderton	59 - 69
	PROPOSAL: Erection of a first floor rear extension and installation of a rear roof dormer.	
	OFFICER RECOMMENDATION: Permit.	
	(d) 22/01375/FUL - Part Parcel 8019, Chargrove Lane, Up Hatherley	70 - 86
	PROPOSAL: Agricultural access and hardstanding (amended description).	
	OFFICER RECOMMENDATION: Refuse.	
6.	CURRENT APPEALS AND APPEAL DECISIONS UPDATE	87
	To consider current planning and enforcement appeals and Department for Levelling Up, Housing and Communities appeal decisions.	
7.	TIMING OF FUTURE PLANNING COMMITTEE MEETINGS	
	To confirm that future meetings of the Planning Committee should commence at 9:30am.	

DATE OF NEXT MEETING

TUESDAY, 18 JULY 2023

COUNCILLORS CONSTITUTING COMMITTEE

Councillors: T J Budge, M Dimond-Brown, M A Gore, S Hands, D J Harwood, M L Jordan, G C Madle, J R Mason, P W Ockelton (Vice-Chair), P E Smith (Chair), R J G Smith, R J E Vines and P N Workman

Substitution Arrangements

The Council has a substitution procedure and any substitutions will be announced at the beginning of the meeting.

Recording of Meetings

In accordance with the Openness of Local Government Bodies Regulations 2014, please be aware that the proceedings of this meeting may be recorded and this may include recording of persons seated in the public gallery or speaking at the meeting. Please notify the Democratic Services Officer if you have any objections to this practice and the Chair will take reasonable steps to ensure that any request not to be recorded is complied with.

Any recording must take place in such a way as to ensure that the view of Councillors, Officers, the public and press is not obstructed. The use of flash photography and/or additional lighting will not be allowed unless this has been discussed and agreed in advance of the meeting.

TEWKESBURY BOROUGH COUNCIL

**Minutes of a Meeting of the Planning Committee held at the Council Offices,
Gloucester Road, Tewkesbury on Thursday, 25 May 2023
commencing at 10:00 am**

Present:

Chair
Vice Chair

Councillor P E Smith
Councillor P W Ockelton

and Councillors:

M Dimond-Brown, M A Gore, S Hands, D J Harwood, G C Madle, J R Mason, G M Porter (Substitute for T J Budge), R J G Smith, J K Smith (Substitute for R J E Vines), P N Workman and I Yates (Substitute for M L Jordan)

PL.3 ANNOUNCEMENTS

- 3.1 The evacuation procedure, as noted on the Agenda, was advised to those present.
- 3.2 The Chair gave a brief outline of the procedure for Planning Committee meetings, including public speaking.

PL.4 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

- 4.1 Apologies for absence were received from Councillors T J Budge, M L Jordan and R J E Vines. Councillors G M Porter, J K Smith and G I Yates would be substitutes for the meeting.

PL.5 DECLARATIONS OF INTEREST

- 5.1 The Committee's attention was drawn to the Tewkesbury Borough Code of Conduct which was adopted by the Council on 24 January 2023 and took effect on 1 February 2023.

5.2 The following declarations were made:

Councillor	Application No./Agenda Item	Nature of Interest (where disclosed)	Declared Action in respect of Disclosure
M A Gore	Agenda Item 5d – 22/00834/OUT – Land to the South-East of Bluebell Road and East of Rudgeway Lane, Wheatpieces, Tewkesbury. Agenda Item 5g – 22/00740/FUL – Green Cottage, Snowhill.	Had been party to discussions and had received emails in relation to the applications but had not expressed an opinion.	Would speak and vote.
D J Harwood	Agenda Item 5h – 22/00916/FUL – 2 Moorfield Road, Brockworth.	Is the Chair of Brockworth Parish Council and had listened to the debate when this application had been considered by the Parish Council Planning & Highways Committee but had not taken part.	Would speak and vote.
P W Ockelton	General declaration.	Had received correspondence in relation to various applications but had not expressed an opinion.	Would speak and vote.
P N Workman	General declaration.	Had received correspondence in relation to various applications but had not expressed an opinion.	Would speak and vote.

5.3 There were no further declarations made on this occasion.

PL.6 MINUTES

6.1 The Minutes of the meetings held on 18 April and 17 May 2023, copies of which had been circulated, were approved as correct records and signed by the Chair.

PL.7 DEVELOPMENT CONTROL - APPLICATIONS TO THE BOROUGH COUNCIL

- 7.1 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.

23/00205/FUL - Land North of Sandy Pluck Lane, Bentham

- 7.2 This application was for one self-build single storey detached dwelling including re-use of existing access from Sandy Pluck Lane, landscaping and parking, following demolition of redundant former agricultural barns and removal of concrete hardstanding. The Planning Committee had visited the application site on Wednesday 24 May 2023.
- 7.3 The Development Management Team Manager (Northwest) advised that the application site was land between two dwellings – Brook House and Brook Cottage – forming part of a small cluster of dwellings outside of any settlement and in the open countryside. The site was in agricultural use, comprising a single storey brick barn to the site frontage and a larger concrete framed portal barn to the rear. An area of concrete hardstanding lay between the two barns. The site was within the designated Green Belt. On the opposite side of Sandy Pluck Lane and to the rear of the site were open agricultural fields. Badgeworth Parish Council was in favour of the application and a number of other representations had been received in support of the proposal. As outlined in the Committee report, the Planning Officer view was that the site was not an appropriate location for new residential development as it lay outside of any defined settlement boundary and was not considered to fall within a settlement or village, rather, it was a cluster of dwellings remote from the nearest settlement, notwithstanding the more dispersed character of Bentham village. In relation to the locational policies of the adopted development plan, the development was not considered to constitute infilling within the existing built-up areas of a village, contrary to Joint Core Strategy Policy SD10, neither was it considered very small scale development within or adjacent to the built-up area of settlement not featured in the Joint Core Strategy settlement hierarchy, contrary to Tewkesbury Borough Plan Policies RES3 and RES4. In terms of Green Belt policy, the development was not considered to satisfy any of the exemptions for the construction of new buildings in the Green Belt as set out at Paragraph 149 of the National Planning Policy Framework, in particular limited infilling in villages. The proposal was therefore considered inappropriate development by definition and would have an unacceptable impact on the openness of this part of the Green Belt and no very special circumstances had been advanced that would outweigh the identified harm. The design of the scheme was also not considered to be in keeping with the more traditional character and appearance of nearby development by reason of its size, scale and appearance and would have an adverse impact on the appearance of the area and the landscape character. Finally, the site was not in a sustainable location, offering no realistic transport choices other than the private vehicle to gain access to the site and facilities. It was therefore recommended that the application be refused for the reasons outlined in the Committee report.
- 7.4 The Chair invited the applicant's agent to address the Committee. The applicant's agent indicated that this was an application for the redevelopment of a redundant site to provide a new high quality self-build infill dwelling and he trusted that yesterday's Planning Committee site visit allowed Members to appreciate what the applicant and local residents were trying to achieve. Firstly, he felt it was important to note that the proposed development had the full support of Badgeworth Parish

Council and the neighbouring residents within Sandy Pluck Lane and there were no objections to the application. Furthermore, there were no technical objections in relation to landscape, drainage, trees, ecology or access. The application was advanced on the basis that the new dwelling represented limited infilling in a village, one of the defined exemptions to development in the Green Belt both nationally and locally. The Planning Officer recognised that the proposals would represent infilling but suggested that the site was not located within a village. The applicant's agent indicated that, in his view, the characteristics of the village had been misinterpreted in this instance; as Members would be aware, Bentham was a classic example of a dispersed village settlement which had no defined core. Instead, the village was essentially made up of a series of separated housing clusters fronting the lanes of Bentham, of which Sandy Pluck Lane was one. He considered that the proposal lay within the village of Bentham and consequently would meet the necessary Green Belt policies and be acceptable in principle, a view also held by local residents and the Parish Council. The proposed dwelling had been designed at a scale that was reflective of the existing built form on the site and it was noted that the Planning Officer had confirmed that a new dwelling would not be materially larger than the buildings it would replace, which was welcomed, but there was no mention that the proposed dwelling would also be considerably lower in height than the existing barns. As a single storey dwelling, with design features such as a green roof – and several other design credentials - it would remain a very low key addition in this location which would represent a significant improvement to openness. Furthermore, Members would be aware that recent contemporary dwellings had been permitted by Tewkesbury Borough Council within Sandy Pluck Lane at Hunt Court Farm and Wind in the Willows to the west. Sandy Pluck Lane had a mixed character, scale and design of buildings which included single storey dwellings and reflected the rest of the village – in his view, the Planning Officer's assertion that a single storey contemporary dwelling would be out of character was simply not consistent in this instance. He could not understand the suggestion it would be an unsustainable location in relation to travel choices - Members would have seen from the site visit there was a bus stop at the end of Sandy Pluck Lane, on Shurdington Road, which was on the Stagecoach No. 10 route with a very regular service at all times of day and Shurdington Road was a well-used cycle route towards Cheltenham. Finally, the applicant's agent was concerned that the Officer had also significantly downplayed the substantial benefits of providing a self-build dwelling in this location given there was a historic undersupply of this type of dwelling. In conclusion, he considered this to be a high quality addition to the area which would meet all necessary policies. The proposals had the full support of the Parish Council and local residents and the applicant was now seeking the support of the Planning Committee in a positive determination of the application.

- 7.5 The Chair indicated that the Officer recommendation was to refuse the application and he sought a motion from the floor. A Member indicated that he had asked what growth was taking place within this area during the Joint Core Strategy plan period and was informed that between 2011 – the start of the Joint Core Strategy period – to date, nine new dwellings had been permitted in Badgeworth, six of which were new builds, one was a barn conversion and two were replacement dwellings. It was proposed that the application be permitted on the basis that there were very special circumstances arising from it being a self-build dwelling which was supported by the Parish Council and neighbouring residents and it complied with Policy RES4 of the Tewkesbury Borough Plan and Paragraphs 137 and 138e of the National Planning Policy Framework. A Member indicated that she was supportive of a permit but she did not fully agree with the justification. She advised that the Planning Committee had visited this site before in 2016, albeit they had not had the opportunity to go onto the site and had viewed it from the road. She thanked the Planning Officer for the comprehensive report but did not agree with some of the assumptions. She did not believe that very special circumstances were necessary given that, in her view, the proposal met the five requirements of Green Belt Policy in the National Planning

Policy Framework and she shared the Parish Council view that Sandy Pluck Lane formed part of the hamlet, therefore, it constituted limited infilling which met the requirements of the test for appropriate development in the Green Belt. She would second a motion to permit on that basis and for to be delegated to the Development Management Manager to permit the application subject to appropriate conditions. The proposer of the motion to permit the application indicated that he was happy to amend his motion on that basis. The Development Management Team Manager (Northwest) suggested that conditions should be included in relation to materials, site levels, landscaping, submission of a surface water drainage scheme, removal of permitted development rights with regard to fences, gates and garage extensions to safeguard the openness of the Green Belt and the landscape character, ecological enhancement conditions recommended by the Ecological Adviser, lighting and tree protection and arboricultural conditions relating to protection and enhancement of trees and hedgerows on the site. The proposer and seconder of the motion confirmed they were satisfied with the suggested conditions.

- 7.6 A Member indicated that the Committee would be aware of the overuse of the A46, which was proposed as a cycle route to Cheltenham; whilst he was not an experienced cyclist, he would not consider the A46 to be a suitable route for anyone to cycle. He noted that County Highways had objected to the scheme on sustainability grounds due to the limited choice of transport modes available and he shared this view and felt that more sustainable transport should be encouraged in the area. The proposer of the motion for a delegated permission appreciated the Member was new to the Committee, so may not have had the opportunity to read the Tewkesbury Borough Plan which had been approved in 2022, and pointed out that Policy RES4 had been included because there were a host of smaller villages which would otherwise not have any development if policies in relation to sustainable transport were adhered to – if development of villages stopped, those villages would die. In terms of County Highways, no representation had been made against the Tewkesbury Borough Plan in that regard, therefore, it was necessary to move forward with the Plan in its current form.

- 7.7 Upon being put to the vote, it was

RESOLVED That authority be **DELEGATED** to the Development Management Manager to **PERMIT** the application, subject to conditions in relation to materials, site levels, landscaping, submission of a surface water drainage scheme, removal of permitted development rights with regard to fences, gates and garage extensions to safeguard the openness of the Green Belt and the landscape character, ecological enhancement conditions recommended by the Ecological Adviser, lighting and tree protection and arboricultural conditions relating to protection and enhancement of trees and hedgerows on the site.

22/01306/FUL - Elm Gardens, Badgeworth Road, Badgeworth

- 7.8 This application was for a proposed single storey detached residential annex and garden storage used ancillary to the host dwelling (Elm Gardens) following demolition of existing residential outbuilding. The Planning Committee had visited the application site on Wednesday 24 May 2023.
- 7.9 The Development Management Team Manager (South) advised that the application site comprised a detached dwelling with a large outbuilding to the rear and was located to the western side of Badgeworth Road within the Green Belt. The application proposed to replace the existing outbuilding with an annex to provide a disabled accessible single storey one bedroom unit with an attached garden store. The proposed building would have a simple linear pitched roof design which would be finished in render and slate. It would be smaller than the building it replaced,

would have a lesser impact upon the openness of the Green Belt and would be of an acceptable design and appearance. Given the substantial curtilage and separation from any nearby properties, there would be no adverse impact to any other occupiers. He drew attention to a typographical error at Page No. 49, Paragraph 10.1 of the Committee report and clarified that the Council's Land Drainage Engineer had raised no objections to the proposal, as correctly set out at Page No. 48, Paragraph 8.30 of the Committee report. Members were advised that the proposal would accord with Policies RES10 and GRB4 of the Tewkesbury Borough Plan and Policy SD5 of the Joint Core Strategy and it was therefore recommended that planning permission be granted subject to the condition set out in the Committee report.

- 7.10 The Chair invited the applicant's agent to address the Committee. The applicant's agent indicated that he was disappointed not to have been notified of the Planning Committee Site Visit which had taken place yesterday which was why the site was not accessible. He indicated that there was currently a mobile home on the site which was occupied by the family whilst their house was being renovated; his understanding was this was temporary and would be removed by the end of the year when the work was completed. He advised that the proposed annex building was required by the property owners for a disabled family member who used a wheelchair and required suitable level access accommodation over a single storey. In order to cater for their needs, the annex building was situated in close proximity to, and had a functions link with, the host dwelling. The Tewkesbury Borough Plan was supportive of the provision of such annexes to support households and it was acknowledged that the Planning Officer agreed that the principle of development was acceptable. The new building was formed following the removal of a pair of ancillary residential outbuildings within the established curtilage of Elm Gardens which had become redundant for use. It was recognised that the site was located within the Green Belt; however, replacement residential buildings were allowed in the Green Belt where the new residential building was not materially larger than the one it replaced. In this instance, the new building would result in a 29% reduction in footprint, a 28% reduction in volume and a 30cm reduction in height over existing outbuildings to be removed. Therefore, the proposals would be materially smaller than the existing outbuildings, supporting the openness of the Green Belt in this area. The new building had been designed to match the character and materials of the host dwelling at Elm Gardens which the Planning Officer noted would represent a visual improvement to the area. Matters relating to neighbouring amenity, highway impact, drainage and trees had been considered by Officers and statutory consultees and no objections had been raised subject to conditions. Furthermore, there had been no objections raised by neighbouring residents. In conclusion, the applicant's agent felt it was clear that the proposed annex was acceptable in principle and would meet the requirements of local and national Green Belt policy. The proposed reduction in built form and a design to match the host dwelling would also have a significant beneficial impact on the character of the area and the openness of the Green Belt in this location. For the avoidance of doubt, he clarified that the applicant was agreeable to the suggested range of conditions imposed by the Planning Officer. Overall, the proposals accorded with the development plan and he hoped the Planning Committee would feel able to support the Officer recommendation and permit the application.
- 7.11 The Chair indicated that the Officer recommendation was to permit and he sought a motion from the floor. A Member questioned whether any renewable energy and energy efficiency measures had been considered as part of this application and he was advised that no specific measures were being proposed. The Member sought clarification as to how compliance with condition 3 would be managed in terms of the development only being used in conjunction with, and as ancillary to, the residential enjoyment of the adjoining dwelling house. In response, the Development Management Team Manager (South) advised that if any reports were

received of the building being used in any other manner, the planning authority had powers to investigate; however, it was noted that the location of the building in the back garden was not conducive to occupation as a separate unit. As referenced by the applicant's agent, a Member pointed out that the Planning Committee had not been able to access the site when they had visited yesterday and she felt it would be appropriate to have a further visit on that basis. As such, it was proposed and seconded that the application be deferred for a Planning Committee Site Visit to assess the appropriateness of the development in Green Belt policy terms.

7.12 Upon being put to the vote, it was

RESOLVED That the application be **DEFERRED** for a Planning Committee Site Visit to assess the appropriateness of the development in Green Belt policy terms.

22/01375/FUL - Part Parcel 8019, Chargrove Lane, Up Hatherley

7.13 This application was for agricultural access and hardstanding (amended description). The Planning Committee had visited the application site on Wednesday 24 May 2023.

7.14 The Senior Planning Officer advised that, on the Planning Committee Site Visit, Members had been shown the position and extent of the access and turning circle which lay between Up Hatherley Way and former South Park Farm. As set out in the Committee report, the principle of agricultural development in the countryside was well established but, in all cases, development had to be balanced correctly to limit any harm. In this case, there was no identified ecological harm, nor any objections from County Highways; however, as set out in the Committee report and as Members would have seen, Chargrove Lane had considerable character and the new entrance would create significant change to the character of the countryside, concerns which were reflected in the number of objections that had been received. For that reason, and because the development would appear conspicuously detached from the existing development, there was conflict with Policies AGR1 and LAN2 of the Tewkesbury Borough Plan. Officers had carried out a balancing exercise, taking into account the economic benefits of the development in terms of the existing rural economy and employment as well as site mitigation measures; however, it was not considered that those benefits would outweigh the harm that would be caused to the open countryside and landscape. Therefore, the Officer recommendation was to refuse the application as set out in the Committee report.

7.15 The Chair invited the applicant to address the Committee. The applicant explained that his family had farmed here for over 15 years and the field was used for both hay production and livestock grazing for 30-40 cattle. The access was needed to ensue that livestock and machinery could be safely taken on and off the site. Access had previously been through South Park Farm to the south; however, planning permission had been granted to convert the buildings there so that route was no longer an option. That access had been problematic due to the size of vehicles/machinery and walkers obstructed the entrance by parking vehicles; it was also very close to residential properties. Having a safe and secure access was essential for the care of animals and the field needed to be regularly attended for TB testing, cattle loading and hay production, none of which could be done safely on the road, particularly with a 13 tonne cattle truck. Furthermore, when producing hay, it was necessary to be able to process and load directly onto the truck using machinery and vehicles within the field. The applicant pointed out that the application had been amended to remove the much-needed cattle-handling fencing at the request of Officers due to concerns it would harm the rural landscape. The amended scheme before Members was now solely for an agricultural access, hardstanding for vehicle turning and an agricultural gate. He

felt the proposal was sensitive to the landscape, a view which was supported by the Council's Ecological Adviser, and a new native hedgerow was proposed to reduce impact. The applicant recognised there had been concern regarding the location of the access and he explained that it had been selected to ensure adequate visibility was provided – this was the only safe location for visibility reasons due to the narrow and tight nature of Chargrove Lane and if other locations were proposed these would have attracted objection from County Highways. It was noted that County Highways had not objected to this proposal. The applicant stressed how important the access was for his business as without it he would not be able to safely gain access to the field to look after his animals properly, or produce hay in the way they did. There were no objections to the application on highway, ecology or Green Belt grounds and the principle of development was accepted by Officers. The applicant was upset that Officers were essentially objecting on landscape grounds given this was an agricultural access in the working countryside which had been designed to ensure cattles, vehicles and equipment could safely enter, load, turn and exit the site without causing wider harm. He confirmed he would be happy with landscape conditions to control planting. With that in mind, he urged Members to support the application which would help a local farming business and ensure safe access was provided. If there were concerns regarding the proposal, he asked that the application be deferred rather than refused so that he could work proactively with Officers to find a solution.

- 7.16 The Chair indicated that the Officer recommendation was to refuse the application and he sought a motion from the floor. It was proposed and seconded that the application be deferred for further negotiations to establish whether changes could be made to the proposal to reduce the visual harm to the undeveloped rural landscape. The proposer of the motion indicated that this was an agricultural field and the applicant ran an agricultural business – farming was one of the main businesses in Tewkesbury Borough and it was important to ensure farming communities were supported; however, the site was within the Green Belt and Members on the site visit had seen the length of the access and the turning space that would be needed to accommodate the large vehicles which would not be able to reverse in and out of the site. The applicant had stated he would be willing to work with Officers and she felt that it was appropriate to try to find a better solution for all parties. The Development Management Team Manager (East) felt it must be borne in mind that the site needed to facilitate articulated lorries and the proposal had been designed with that in mind; any renegotiation may require completely changing the access and he was unsure how far the negotiations could go given that County Highways had already assessed the application. It may be that landscaping was the only factor which could be considered in the negotiations. The proposer of the motion confirmed that she would be more comfortable with the proposal if there was landscape mitigation to reduce the visual impact.

- 7.17 Upon being put to the vote, it was

RESOLVED That the application be **DEFERRED** for further negotiations to establish whether changes could be made to the proposal to reduce the visual harm to the undeveloped rural landscape.

22/00834/OUT - Land to the South-East of Bluebell Road and East of Rudgeway Lane, Wheatpieces, Tewkesbury

- 7.18 This was an outline application for the erection of up to 250 dwellings, community sports pavilion and outdoor sports pitches, as well as associated highway, drainage and green infrastructure including trim trail, outdoor play and community orchard with all matters reserved except for access. The Planning Committee had visited the application site on Wednesday 24 May 2023.

- 7.19 The Senior Planning Officer advised that the application site extended to approximately 15.1 hectares and was located to the south of Wheatpices on the edge of Tewkesbury. The site was in open countryside and outside of the defined settlement boundary of Tewkesbury which was along the north edge of the site; however, the site was in close proximity to local services at Wheatpices, which had a primary school, community centre and convenience store, and within walking and cycling distance of the wider area of Tewkesbury. The proposed dwellings would comprise a mixture of house types and tenures including one, two, three, four and five bedroom homes. Of the 250 houses, 100 would be affordable with 60% social rented and 40% shared ownership and, due to the size of the site, it had been possible to negotiate a range of housing including five bedroom social rented units which were uncommon on smaller sites. In terms of the application site itself, new outdoor sports pitches were proposed along with a new community sports pavilion. The parameters plan showed the sports pavilion was of sufficient size to include four changing rooms – this was beneficial for women/girls football and allowed separate changing rooms for home and away teams - two official changing rooms for the referee, community area and kitchen facility. The exact details of the sports pavilion would be agreed at the reserved matters stage; the Section 106 Agreement was currently being progressed and would result in the transfer of the sports pitches and pavilion to Tewkesbury Colts Football Club with the proviso that there was a fallback position within the agreement that the area would come to Tewkesbury Borough Council if Tewkesbury Colts ceased to exist. It was envisaged that the sports pitches would also be used by the wider community whilst being managed by Tewkesbury Colts. It was noted that visual impact of the development would be relatively modest due to the flat nature of the landscape and the intervening hedgerow which meant there was limited visibility from Rudgeway Lane which allowed accessibility into the site. He also clarified that the flood zone was to the east of the site rather than the south as he had stated on the Planning Committee site visit.
- 7.20 He advised Members that the application site was not allocated for housing development and did not meet any of the exceptions of Policy SD10 of the Joint Core Strategy or Policy RES3 of the Tewkesbury Borough Plan, as such, the application conflicted with Policy SP2 and SD10 of the Joint Core Strategy and Policy RES3 of the Tewkesbury Borough Plan and the conflict with these adopted development plan policies was the starting point for decision-making. In this instance, Officers felt there were material considerations which weighed in favour of the development, including the proximity and accessibility of the application site to community infrastructure, the benefits of additional community facilities and the range of affordable housing provision. These material considerations must be weighed against the harms of the development which was a matter for the overall planning balance. It was considered that the proposal would provide a significant number of dwellings in a sustainable location which would contribute to the Council being able to maintain a five year supply of deliverable housing. Furthermore, there were economic benefits associated with a development of this scale. Whilst Officers had identified some harms arising from the development, including landscape harms, loss of agricultural land and minor harm to designated heritage assets, they considered these were outweighed by the benefits and it was therefore recommended that authority be delegated to the Development Management Manager to permit the application, subject to any additional/amended planning conditions and the completion of Section 106 Agreements to secure the heads of terms listed within the Committee report, subject to any amendments arising from ongoing discussions.

- 7.21 The Chair invited the applicant's representative to address the Committee. The applicant's representative advised that they had worked collaboratively with Tewkesbury Town Colts Football Club, Tewkesbury Borough Council, statutory consultees and the local community from the outset, as a result, they were pleased to see that Officers were recommending the application be permitted. The proposal represented a genuinely exciting opportunity to provide the long-awaited and much-needed provision of a new community sports pavilion and associated pitches within the heart of the community, alongside up to 250 new dwellings including 100 affordable homes. To show their commitment to the delivery of the new community sports facility, it had been agreed that the first reserved matters application submitted would be for the community sports pavilion; further to this, they would commence construction of the pavilion prior to the occupation of the 25th dwelling. The applicant's representative explained they were committed to addressing the climate change emergency and would ensure all of the new dwellings, including the community sports pavilion, were constructed to meet the latest building regulation standards which would mean all homes were built with enhanced materials and fitted with photovoltaic panels and electric vehicle charging points. In addition, a minimum 10% biodiversity net gain would be provided on site including 400 metres of new native species hedgerow and a community orchard. Given the importance of this application to Tewkesbury Town Colts Football Club, the applicant's representative indicated he had been asked to say a few words on their behalf. He explained that the club was established in 1975 and was the largest junior football club in North Gloucestershire with over 500 members, including around 100 girl players. The club was proud to be a leading example for promoting female sport in the county and its continued efforts had a profound impact both on and off the pitch. In recognition, Gloucestershire Football Association had awarded the Colts 'Club of the Year' in 2017 and, for the first time in the club's long history, the under 13 girls team had become County Cup Winners this year. Despite the on and off field successes, the club did not currently have a home and rented football pitches in six different locations across the borough on annual lease agreements; four of the locations lacked access to basic hygiene and welfare facilities. Furthermore, given the structure of the lease agreements, the long term use of the pitches was not secure. Subject to a favourable decision from the Planning Committee today, the club planned to create a unique facility in the county which was able to host female-only games and training sessions – not only would it provide female players with access to hygiene and welfare facilities, it would provide the club with pitch security which would support the retention of the existing girls' teams and allow the club to increase membership. The applicant's representative hoped that Members would feel able to support the Officer recommendation to permit the application and, thereafter, the delivery of the new community sport pavilion and up to 250 much-needed homes.
- 7.22 The Chair indicated that the Officer recommendation was to delegate authority to the Development Management Manager to permit the application, subject to any additional/amended planning conditions and the completion of Section 106 Agreements to secure the heads of terms listed within the Committee report, subject to any amendments arising from ongoing discussions, and he sought a motion from the floor. A Member sought clarification on recommended condition 21 which stated that the development proposals would not be occupied unless, or until, the proposed improvement schemes identified for M5 Junction 9 as shown in the PFA Consultants 'Proposed Improvements to M5 Junction 9' drawing ref: H556/12, had been completed to the satisfaction of the Local Planning Authority, in consultation with National Highways, and were open to traffic. In response, the Senior Planning Officer explained this had been requested by National Highways and he confirmed that the work had been completed. The Member drew attention to Pages No. 74-75, Paragraph 4.1 of the Committee report which outlined the objection from

Ashchurch Rural Parish Council and sought clarification on whether allotments were to be included; arrangements for transfer of the management and maintenance of the facilities; and connectivity, including the Public Right of Way. The Senior Planning Officer explained that the community orchard was currently proposed to be located in the south-east corner of the site – there were no allotments proposed but this was an outline application to establish the principle of development and, if permitted, Officers could negotiate their inclusion with the applicant if that was required by Members. In terms of management of the site, this needed to be finalised but it was anticipated that it would be via a private management company run by the applicant. The Member also noted there were no bungalows proposed within the affordable housing despite this being a requirement of the Ashchurch Rural Parish Neighbourhood Development Plan and she asked if that could be negotiated with the developers. The Senior Planning Officer explained that the affordable housing mix had been agreed with the Council's Housing Enabling Officer based on the housing need in the evidence base and there had been detailed discussions in order to achieve the proposed mix which included larger affordable housing units than would generally be provided. In terms of the market housing, condition 7 required submission of a housing mix statement so the inclusion of bungalows within the market housing could be explored. The Member raised concern that bungalows were much-needed but not often available and she hoped the applicant would take that into consideration when the layout and design for the site came forward. She went on to indicate that this area was popular with horse riders and there was bridleway at the top of the site which was well-used so she was keen to ensure that the interaction between horses and residents was considered and did not cause any issues for either party. The bridleway crossed the road going into the development and she indicated that she would like to see a Pegasus crossing required as part of the Section 106 Agreement.

7.23

Another Member supported these points and asked that bungalows be included as part of the mix as he agreed there was a lack of that type of housing in Tewkesbury. He also supported the comments made by the British Horse Association around the access arrangements, trail setting and increased fragmentation of groups. He sought assurance that the local schools were able to accommodate the additional pupils estimated to arise from the development as he understood that John Moore Primary School which was located on the Wheatpieces estate was oversubscribed. The Senior Planning Officer advised that the Local Education Authority had a statutory duty to ensure there were sufficient school places for all children in the borough. Gloucestershire County Council had been consulted on the application and had responded with a request for a Section 106 contribution of £772,687.50 towards secondary education provision; this was based on an assessment of how many pupils would be derived from the development in dwellings of two bedrooms or more in conjunction with pupil ratios and how many school places were available. In this instance, the County Council had not asked for a contribution towards primary school places recognising that, although the closest was John Moore Primary School and that could not accommodate all of the pupils arising from the development, there were four other primary schools within two miles of the site and there was sufficient spaces within those schools which were within walking distance. In terms of secondary schools, Tewkesbury School was 1.9 miles from the site and Cleeve School and Winchcombe School were within six and eight miles respectively but they did not have sufficient collective capacity to accommodate the development meaning that expansion was needed which was why the Section 106 contribution had been requested. The Member questioned whether Officers were confident there were suitable routes for children to walk or cycle safely to all of the schools and noted that concerns had been raised with regard to Queen Margaret's Primary School in particular which he felt ought to be considered. In response, the Senior Planning Officer confirmed this would be considered in terms of relative sustainability – there were cycle routes within the facility and the site was a lot more sustainable than a number of Service Villages. The Member indicated that he had

been struck by the magnificence of the hedge running through the site which had been teeming with birds when the Planning Committee had visited the previous day and he noted that Landscape Adviser's view, set out at Page No. 88, Paragraph 8.31 of the Committee report, that retention of the site's hedgerows was readily achievable. With that in mind, he asked if provisions could be put in place for its retention in greater quantities than were currently being proposed as it would take decades for replacement hedges to achieve the same level of biodiversity. The Senior Planning Officer advised this had been investigated and, in terms of that part of the hedge, more had been lost throughout the design process compared to the masterplan in the papers which was incorrect and showed a larger hedge. He explained this had been necessary to provide a circular bus route. The previous scheme had broken the linear hedgerow and created more space for the Locally Equipped Area of Play (LEAP); however, it had been felt it would be better to lose a section of the other hedgerow rather than break that one. If the hedgerow was retained across the northern boundary, it meant only one row of dwellings could be included resulting in close board fencing backing onto the Public Right of Way and a poor streetscene. Officers had been working with the applicant to achieve a balance but it was inevitable there would be some losses. It was necessary to ensure that the site contained as many houses as possible in order to maintain the Council's five year housing land supply and the illustrative masterplan was the result of balancing of a number of decisions – whilst the hedgerow had been lost, there was a better bus route and better retained hedgerow with useable spaces in the middle of the site. He gave assurance that nobody wanted hedgerow to be lost for the sake of it and there would be significant new hedgerow planting on the eastern boundary of the site which was currently open field. The Member asked that, if the application was granted permission, the developer be asked to retain as much of the mature hedgerow as possible. He went on to question how the 10% biodiversity net gain would be measured and was informed that the applicant would submit a Biodiversity Net Gain Assessment as part of the Landscaping and Ecological Management Plan which would be considered by specialist ecologists who would advise the Council as to its suitability. The Member asked if there was a standard framework to measure it and was advised it was a DEFRA metric so was a national standard. Another Member supported the comments which had been made regarding retention of the hedgerow and indicated that there were Great Crested Newts within 250 metres of the site. The Senior Planning Officer advised that the applicant had been issued with a Great Crested Newt District Licence by Naturespace which prescribed long term working practices and maintenance/management – he provided assurance there would be an extensive and well modelled method statement to protect Great Crested Newts.

- 7.24 A Member sought clarification as to the density of housing per hectare and was advised that the residential component of the development was 36 per hectare but for the site as a whole it was 16 per hectare. The Member noted that a library contribution had been requested as part of the Section 106 Agreement and he indicated that he had raised concern previously that it was not clear how that money was actually spent. In terms of the Section 104 Agreement from Severn Trent, he believed that was something which should be fleshed out at this stage if possible. He also asked why it was not possible to insist on developers providing solar panels and electric vehicle charging points as well as air source heat pumps given the high quality standard of the builds, particularly in terms of the affordable housing as this was excluded from government grants to retrofit – he felt the authority should be requesting these things as a minimum standard. With regard to the sustainability of the dwellings, the Senior Planning Officer confirmed that every dwelling, including affordable housing, would have an electric vehicle charging point and he believed the developer had circulated a briefing note to Members setting out its sustainability credentials. In terms of seeking energy efficiency in dwellings, it was important to bear in mind the development plan policy as any conditions imposed must be reasonable, necessary and justified. The developer was building homes in

accordance with building regulations to achieve sustainable developments.

- 7.25 A Member expressed his disappointment that only three paragraphs of the lengthy Committee report made reference to flooding, particularly given the questions raised by Tewkesbury Town Council. Whilst the report suggested the site was at low risk of flooding, the site would discharge into a watercourse which flowed into Tewkesbury and it was not clear if consideration had been given to the impact on the Tirl Brook or what measures would be taken to ensure the development did not affect residents downstream. It was important that surface water from the site did not arrive in the vicinity of the floodplain more quickly than the Sustainable Urban Drainage System (SuDS) could cope with. In response, the Senior Planning Officer advised that the Lead Local Flood Authority had been consulted on the application and had considered the Flood Risk Assessment submitted by the applicant. It was noted that the site was within Flood Zone 1 which was the lowest risk of flooding. This was an outline application to establish the principle of development and it was not possible to carry out a detailed survey until the levels were known; notwithstanding this, a condition was proposed which required submission of a detailed Surface Water Drainage Strategy which would include outflows into the Tirl Brook and management/maintenance of attenuation ponds.
- 7.26 A Member asked whether management of the community spaces within the site would be carried out by the developers' management company and was informed that was the most likely scenario but was still being finalised through the Section 106 Agreement – the landscaped areas around the trim trail would be maintained by a management company and the sports pavilion and playing pitches would be managed and run by Tewkesbury Town Colts Football Club. In terms of traffic, a Member noted that the main route was down Bluebell Road through the existing housing development and she asked whether consideration had been given to the additional traffic on that road given there would be more children on bicycles and walking etc. She made reference to the suggestion from Tewkesbury Town Council that movement of traffic generated by construction should be timed to avoid commuting hours to and from school/work. The representative from County Highways advised that all of the impact assessments which had been carried out suggested there was no need for traffic calming and he indicated that the existing situation with on street parking along Bluebell Road could act as traffic calming in its own right. Three traffic surveys had been undertaken by Streetwise to establish the base traffic with an automatic traffic counter put down between 18 May and 24 May which had counted 826 vehicles, 85% of which were travelling at a speed of 25mph. On 8 June a manual count had observed 156 vehicles in the AM peak and 180 vehicles in the PM peak. A queue survey had also been carried out which had observed a three vehicle queue in the AM peak and two in the PM peak. The likely impact of the development on the road had been assessed using standard peak modelling software and had raised no significant concerns. He clarified that the highways impact assessment considered the peak hours to be between 8:00am and 9:00am and 5:00pm and 6:00pm. A Member asked whether the new development could be serviced by a standard sized waste vehicle or if a smaller vehicle would be needed as on-street parking could limit the road width. In response, the Senior Planning Officer confirmed that he was not aware of any restrictions; however, all matters were reserved including the internal access and he would expect that to be tracked at the reserved matters stage. The Chair asked whether Rudgeway Lane was an adopted highway and if hedges on either side were within Gloucestershire County Council's ownership. The representative from County Highways indicated that he did not have that information to hand but could provide it following the meeting. The Chair assumed the hedgerows on both sides were to be retained and asked if there were plans to improve Rudgeway Lane in any way given that it would be a pedestrian access and cycleway. In response, the Senior Planning Officer explained that the access points to the main development were for cyclists and

pedestrians only; there would be no vehicular access via Rudgeway Lane. The applicant would work with the natural parameters and retain the hedgerow where possible.

- 7.27 It was proposed and seconded that authority be delegated to the Development Manager to permit the application, subject to investigating the viability of a Pegasus crossing in respect of the bridleway as part of the Section 106 Agreement, ensuring that a three metre constant access was maintained across bridleways whilst the development was built, consideration being given to any improvements which were required to Rudgeway Lane given that it would be a multi-use lane for horses and cycling, any additional/amended planning conditions and the completion of Section 106 Agreements to secure the heads of terms listed within the Committee report, subject to any amendments arising from ongoing discussions. The Senior Planning Officer indicated that these points could be discussed with the applicant and the application would be brought back to the Committee if there were any issues. A Member queried whether retention of the hedgerows would be picked up at a later stage and the Senior Planning Officer advised that a parameters plan would need to be approved at the reserved matters stage and Officers would do what they could at that point to retain as much of the hedgerow as possible.

- 7.28 Upon being put to the vote, it was

RESOLVED That authority be **DELEGATED** to the Development Management Manager to **PERMIT** the application, subject to investigating the viability of a Pegasus crossing in respect of the bridleway which would cross the only access route, ensuring that a 3 metre constant access across bridleways whilst the development was built, consideration being given to any improvements which were required to Rudgeway Lane given that it would be a multi-use land for horses and cycling, any additional/amended planning conditions and the completion of Section 106 Agreements to secure the heads of terms listed within the Committee report, subject to any amendments arising from ongoing discussions.

22/00083/FUL - Oak House, Malleson Road, Gotherington

- 7.29 This application was for erection of a two storey side extension, a single storey rear extension and a side extension to the detached garage.
- 7.30 The Planning Assistant advised that this was a householder application for a detached dwelling located in the village of Gotherington and part of the site was in a locally designated area of important open space. A Committee determination was required as Gotherington Parish Council had objected to the application on the grounds that the proposal would remove the open aspect of the view south from Malleson Road towards Whites Farm and that the proposal would be disproportionate in this area. No objections had been received from the statutory consultees or following neighbour consultations. It was the Officer view that the proposal was in keeping with surrounding development and would not result in any undue harm to the occupants of the neighbouring dwellings, or to the locally important open space, as outlined in the Committee report. Therefore, it was recommended that the application be permitted.

7.31 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. A Member questioned what could be built under permitted development rights and whether it would be equivalent to what was being proposed in terms of size. In response, the Development Management Team Manager (East) advised that the permitted development rights had been removed when the two dwellings were originally granted planning permission on the basis that the site was within an area of important open space. The Planning Assistant explained that a two storey extension could not be erected under permitted development rights, although it was possible that a single storey rear extension could have been built under permitted development rights, if the property benefitted from them. Another Member asked whether the development contravened any policies in the Gotherington Neighbourhood Development Plan and was advised that Policy GNDP10 related to locally significant views but this was not regarded as one.

7.32 Upon being put to the vote, it was

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

23/00240/FUL - 9B Beckford Road, Alderton

7.33 This application was for erection of a first floor rear extension and installation of a rear roof dormer.

7.34 The Planning Assistant advised that this was a householder application in respect of a detached dwelling located in the village of Alderton. A Committee determination was required as Alderton Parish Council had objected to the application on the grounds that the proposal would be of an inappropriate and poor design, out of character with the village vernacular, overbearing on the neighbouring dwellings and would result in insufficient parking. No objections had been received from the statutory consultees but there had been eight letters of representation following neighbour consultation, all objecting to the application. It was the Officer view that the proposal would not result in any undue harm to the streetscene or the occupants of the neighbouring dwellings, therefore, it was recommended that the application be permitted.

7.35 The Chair invited a local resident speaking in objection to the application to address the Committee. The local resident explained that this was one of many building plans that had been submitted for the site since 2019 and, after much consultation, the developer had agreed to a single storey at the rear to preserve the neighbour's amenity. With regard to overshadowing, the original plans did not show how close the property was to No. 9A Beckford Road, nor did it show the conservatory at No. 11 Beckford Road; although a site visit had been requested to assess the impact of the second and third storey extension on the conservatory, that was yet to take place. The Committee report stated that the proposal consisted of a two storey extension that would be constructed over the existing single storey rear area of the dwelling. The proposed extension would have a part catslide roof which would accommodate the box dormer extension. The second floor extension would be constructed from coursed stone to match the existing building and the box dormer would be clad in standing seam metal cladding. The design of the extension was utilitarian in appearance and, due to the limited space on the existing roof slope, would create an awkward relationship between the box dormer and the roof of the proposed second floor extension. Whilst this relationship was not ideal in design terms, the extension would be viewed from a limited number of public vantage

points, the majority of which being within private residential gardens and dwellings. The local resident indicated that the surrounding neighbours would have to look at it every day so it would affect them all. She pointed out that the Conservation Officer's report stated that the design would create a dominant and unsympathetic addition to the property and surrounding area. In conclusion, the local resident asked the Planning Committee to visit the site and assess the overbearing and overshadowing impact on the surrounding properties prior to making a decision.

7.36 The Chair invited the applicant's agent to address the Committee. The applicant's agent indicated that the application related to a recently built property within the main built-up area of Alderton and proposed relatively modest extensions to the house. It involved a small first floor extension above an existing single storey element and a dormer window in the roof to maximise use. As Members would be aware, planning applications were to be determined in accordance with the expectations and thresholds set out in local and national policies. Officers had identified what the key policies were i.e. the householder extension policies of the Tewkesbury Borough Plan, and, using their knowledge and experience of determining similar applications within the borough, they had set out clearly in the Committee report the threshold for what was acceptable in terms of design and the impact on neighbouring amenity. In that regard, the applicant's agent felt that Officers were correct in concluding that the proposed extension ultimately met the design and neighbouring amenity expectations of policy; accordingly it was recommended that planning permission be granted. In particular, Officers had identified that the proposed extensions would not breach the 45 degree rule which was often used to assess the impact on neighbouring outlook and amenity. Furthermore, at over 25 metres from the dormers and 22 metres from the new rear extension, the extensions exceeded the minimum back-to-back and window-to-window distances between properties. Officers also confirmed that the Council's Conservation Officer had no overarching objections to the scheme. In that regard, the Conservation Officer represented the main party tasked with assessing design quality within Tewkesbury Borough. Officers had rightly concluded that the proposal reasonably accorded with adopted Policies RES10, SD4 and SD14. The applicant's agent noted that some concerns had been expressed by the Parish Council and local residents and, whilst they were entitled to their views, they could not reasonably lead to the refusal of planning permission. Members would be aware that the concern expressed by local residents that extensions would set a precedent for other properties to extend, and the impact on land values, were not material planning considerations. Furthermore, policy was met with regard to parking standards, with County Highways' requirements adhered to in all respects. In conclusion, Officers were correctly supporting the application and he hoped Members would take their advice and permit the application.

7.37 The Chair indicated that the Officer recommendation was to permit the application and he sought a motion from the floor. A Member questioned how the Alderton Neighbourhood Development Plan impacted the application and was informed that the proposal had been assessed against the plan and there was no conflict. Another Member asked why a site visit had not taken place if it had been requested and the Development Management Team Manager (East) explained there had been no site visit request via Members, the site visit request referenced by the local resident had been made by a member of the public. A Member asked for a comment on the size of the dormer roof and the Planning Assistant advised that the dormer was set down from the side of the dwelling itself and could be achieved under permitted development rights which allowed a dormer up to 50 cubic metres on a detached dwelling – the proposed dormer was 26 cubic metres so was considered to be an appropriate size. The Development Management Team Manager (East) explained that, whilst Members had a right to refuse the application, the property benefited from permitted development rights and, if this application was unsuccessful, a certificate of lawfulness application could be submitted. A Member

asked whether it was possible to defer the application for a Planning Committee Site Visit and the Development Management Team Manager (East) confirmed it was within Members' gift to do so if they felt they could not determine the application based on the photographs displayed at the meeting. It was proposed and seconded that the application be deferred for a Planning Committee Site Visit to assess the impact of the proposal on neighbouring amenity and the visual impact on the streetscene. A Member indicated that she supported a deferral on that basis and found it disappointing that, although it was stated that the Conservation Officer had no objections, an issue had been raised in relation to design and that should have been included in the Committee report. Alderton Parish Council had objected on design grounds and this seemed to be backed up by the Conservation Officer.

7.38 Upon being put to the vote, it was

RESOLVED That the application be **DEFERRED** for a Planning Committee Site Visit to assess the impact of the proposal on neighbouring amenity and the visual impact on the streetscene.

22/00740/FUL - Green Cottage, Snowhill

7.39 This application was for alterations to the front of the property to provide a porch; erection of a veranda to the rear elevation and garden room in rear garden. The Planning Committee had visited the application site on Wednesday 24 May 2023.

7.40 The Planning Officer advised that the application site fell within the Snowhill Conservation Area and Cotswold Area of Outstanding Natural Beauty. A Committee decision was required as the Parish Council continued to object to the proposed garden room as they considered it would be oversized and, even with the reduction to the eaves height and ridge height, considered that the roof would be highly visible from many locations such as the village green and the Church. In order to address the concerns raised by the Parish Council and local residents, the ridge height of the garden room had been reduced to 3.4 metres with the eaves height being reduced to two metres. A timber mock-up had been erected on the site to fully assess the impact on the immediate neighbours and the character of the Conservation Area. The site had been thoroughly assessed and a site visit carried out by the Planning Officer and the Conservation Officer who raised no objections to the revised plans. It was considered there would be no adverse loss of light or loss of privacy to the immediate neighbours and the impact on the character and appearance of the area would be acceptable, therefore, the Officer recommendation was to permit the application.

7.41 The Chair invited the applicant to address the Committee. The applicant advised that the property had been empty for over 40 years and in a state of severe disrepair before he and his wife had bought it in 2019. They had sympathetically renovated using their own funds and a local family builder during 2020/21. He made reference to their involvement in the community which they were committed to contributing to and being part of. The purpose of the application was to create some much-needed space for their own daily use that was in keeping with village architecture. There was previously a dilapidated stone building in the back garden which had collapsed and that was in the location where they now hoped to have the garden room – he pointed out that old photographs had been displayed at the meeting. A shower room had been included as they were not able to have one in the cottage itself due to the low height and angle of the ceiling and a stove was included as there was no gas or oil at the property. With regard to the concerns about it being used as an Airbnb or separate dwelling, the applicant gave assurance that they were a private family and would not want strangers in the garden; they would prefer to see fewer tourists rather than more and had proactively suggested a clause to state that use of the garden room was ancillary to the cottage. He advised there was no direct or free access to the rear of the property but they did have right

of way via their neighbour's land. The applicant appreciated the process had been stressful for their immediate neighbours and they had involved them and members of Snowhill Parish Meeting at the pre-application stage. He recognised change could be unsettling and hoped that, if the application was permitted, everyone would see they had added something of beauty to the village. They had listened to the Conservation Officer, amended the plans accordingly and no objections were raised. The building was wholly in keeping with others in the village and mirrored the gable of the neighbouring property, albeit with fewer windows and half the size. He indicated that the Conservation Officer had also stated that the plot could accommodate a building of this size. They appreciated that Snowhill was special and they loved historical buildings, beautiful gardens and nature. Members would see from the Committee report that the proposal complied with all planning-related policy and the Officer recommendation was to permit the application – he hoped that Members would agree.

- 7.42 The Chair indicated that the Officer recommendation was to permit the application and he sought a motion from the floor. A Member noted that the Conservation Officer raised no objection but recognised there had been several iterations of the original design and the Planning Officer had suggested on the Planning Committee Site Visit that it was a hipped roof which she understood the Conservation Officer felt was inappropriate so she asked for some clarification on this. In response, the Planning Officer explained that the Parish Council had asked for a flat roof but the Conservation Officer considered that would be totally out of keeping in this prominent location and would be far worse than a hipped roof. The Member asked if it was within Members' gift to restrict the height of the chimney or change its colour and the Development Management Team Manager (South) confirmed it was possible to change the colour but the height was controlled by building regulations to allow for dispersal of smoke. Another Member queried whether any energy efficiency measures had been considered as part of the application and the Development Management Team Leader (East) confirmed that nothing had been considered over and above what was required by building regulations. It was proposed that the application be permitted in accordance with the Officer recommendation and a Member indicated that she would be willing to second the proposal subject to changing the colour of the chimney to something in keeping with the surroundings. The proposer of the motion confirmed he was happy with that change. The Development Management Team Manager (East) advised that condition 4 required the finished flue colour proposed to be used be submitted to and approved in writing by the Local Planning Authority; it was noted that the seconder of the motion was unhappy with the matte black which was currently proposed. Another Member noted the concerns regarding the garden room being used as an Airbnb and sought assurance that a change of use application would be required in those circumstances. The Planning Officer confirmed that if the development was to be used as a holiday let in future, that would require planning permission for change of use. She confirmed that an ancillary use condition was proposed which the applicant was aware of and happy with.

- 7.43 Upon being put to the vote, it was

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

22/00916/FUL - 2 Moorfield Road, Brockworth

- 7.44 This application was for erection of a dwelling and new access drive.
- 7.45 The Development Management Team Manager (East) advised that the application sought full planning permission for the erection of a detached two storey, four bedroom dwelling on the corner of Moorfield Road and Ermin Street. The site currently formed part of the residential curtilage of No. 2 Moorfield Road, a detached property on a corner plot in a built-up residential area of Brockworth. The site was within the designated development boundary of Brockworth, as defined within the Tewkesbury Borough Plan, and the principle of developing the plot was deemed acceptable on that basis, subject to the application of all other relevant policies within the plan. The proposed new dwelling was designed with a hipped roof comprising grey roof tiles, the walls would be faced with render on a brick plinth to match the immediate area. Concerns had initially been raised by the Parish Council and Officers as to the scale of the building within the sub-divided plot resulting in the applicants revising the proposal to reduce the scale and massing. The building was now considered to be appropriately sized in relation to the plot and the surrounding dwellings in the area. Concerns had been raised by the Parish Council with regard to the access into the site which would be via an existing access for No. 2 Moorfield Road which would be widened to accommodate both dwellings. Additional information had been provided by the applicant to demonstrate that cars could safely manoeuvre within both sites and exit the site in a forward gear. The County Highways Officer had assessed the details and advised that the access was acceptable and safe, subject to planning conditions. The Committee report set out the material planning considerations which had been assessed in accordance with policies in the development plan and it was considered the proposal would not result in any undue harm, therefore, the application was recommended for permission, subject to conditions. The Development Management Team Manager (East) advised that condition 6 required the provision of sheltered, secure and accessible bicycle storage and the applicant had provided those details as part of the application. This condition could be removed or amended depending on Members' views, should they be minded to look favourably on the application. It was noted that a late request had been made for a Planning Committee Site Visit which was after the deadline and, as it had not been possible to visit the site, multiple photographs of the access had been taken to assist Members in their determination of the application.
- 7.46 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 asked whether the access would be retained in perpetuity and confirmation was provided that County Highways had recommended a condition to ensure it was maintained. Another Member raised concern about the distance of the access from Ermin Street and felt that the photographs did not show the usual situation with on-street parking on that road, which was a main thoroughfare from Brockworth to Shurdington Road and Stroud.. She had made the late request for the site visit and felt that it was necessary to defer the application to allow that to take place. The representative from County Highways explained that the plans initially submitted with the application had caused concern as there was a requirement for the access to be a width of 20 metres from the junction – the plans submitted showed this was 10 metres. The applicant had subsequently submitted revised plans to accord with the requirement and the access had been increased to 10 metres in width. County Highways was satisfied that, at the point of access, there was sufficient visibility to the junction and a distance in excess of 40 metres. A condition would be included to ensure pedestrian visibility splays of 2 metres by 2 metres, measured back from the back of the footway, would be provided on both

sides of the access. As such, County Highways was satisfied the access could be used safely and that there was sufficient visibility. A Member disputed the 40 metre distance and the representative from County Highways clarified that the distance to the junction itself was 20 metres and to the right of the access it was over 43 metre which met the requirements for a 30mph road.

7.47 It was proposed and seconded that the application be deferred for a Planning Committee Site Visit to assess the safety of the access. The seconder of the motion indicated that he was reluctant to second a Planning Committee Site Visit when there was a process in place for making requests prior to the meeting; however, on this occasion he felt it was necessary for Members to see the access and the potential impact given that it was onto a major thoroughfare. The Development Management Team Manager (East) clarified the location of the access and the distances to the junction and indicated that the visibility splay would be improved by the proposed access.

7.48 Upon being put to the vote, it was

RESOLVED That the application be **DEFERRED** for a Planning Committee Site Visit to assess the safety of the access.

TPO 419 - Ingleside, Dog Lane, Witcombe

7.49 This report was in respect of the confirmation of Tree Preservation Order 419.

7.50 The Tree Officer advised that the purpose of the Tree Preservation Order was to protect a mature Wellingtonia Tree. The Council had received a request from a local resident for a Tree Preservation Order assessment to be carried out as the property had recently been sold and they were concerned that the tree may be felled as the intention of the new owner was unknown. A Tree Evaluation Method for Preservation Orders was carried out and the outcome concluded that the tree qualified for a Tree Preservation Order. It was therefore recommended that the Tree Preservation Order be confirmed without modification.

7.51 The Chair indicated that there were no public speakers for this item. The Officer recommendation was to confirm the Tree Preservation Order without modification and he sought a motion from the floor. A Member drew attention to the photographs at Page No. 179 of the Committee report, which she assumed had been taken by the person objecting to the Tree Preservation Order, and showed ground movement and cracking to steps etc. She queried if the Tree Officer had been aware of any structural issues being created by the tree when they had visited the site. In response, the Tree Officer explained that she assessed the tree on its amenity value; if the objector felt there were structural issues they should submit a report with those findings. It was proposed and seconded that the Tree Preservation Order be confirmed without modification and, upon being put to the vote, it was

RESOLVED That the Tree Preservation Order be **CONFIRMED WITHOUT MODIFICATION.**

PL.8 CURRENT APPEALS AND APPEAL DECISIONS UPDATE

8.1 Attention was drawn to the current appeals and appeal decisions update, circulated at Pages No. 188-189. Members were asked to consider the current planning and enforcement appeals received and the Department for Levelling Up, Housing and Communities appeal decisions issued.

8.2 Accordingly, it was

RESOLVED That the current appeals and appeal decision update be **NOTED.**

The meeting closed at 12:30 pm

Appendix 1

ADDITIONAL REPRESENTATIONS SHEET

Date: 25 May 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 day before the meeting. A general indication of the content is given but it may be necessary to elaborate at the meeting.

Item No	
5a	<p>23/00205/FUL - Land North Of, Sandy Pluck Lane, Bentham</p> <p>Members of the Planning Committee have all received a further representation of support from a local resident in response to the Committee report, which can be summarised as follows:</p> <ul style="list-style-type: none"> - Disagree that Sandy Pluck Lane does not form part of the village of Bentham which has the character and identity of a dispersed village, and which residents/the Parish Council are best placed to determine. - The application has support from the local community, including the contemporary design which reflects the wishes of the local community. - The proposed design/ removal of the existing barn will improve views for walkers using the footpath in the field behind the site.
5d	<p>22/00834/OUT - Land To The South-east Of Bluebell Road And East Of Rudgeway Lane, Wheatpieces, Tewkesbury</p> <p>Further to the issuing of the NatureSpace Great Crested Newt District Licence, it is recommended that the following additional conditions and informatives are added in accordance with the provisions of the licence:</p> <p>Additional Conditions:</p> <ol style="list-style-type: none"> 1. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on plan "Land off Rudgeway Lane, Wheatpieces: Impact Plan for great crested newt District Licensing (Version 2)" dated 6th January 2023. <p>Reason: To ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence WML-OR112 (or a 'Further Licence').</p> <ol style="list-style-type: none"> 2. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The Delivery Partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved. <p>Reason: To adequately compensate for negative impacts to great crested newts.</p> <p>Additional Informatives</p> <ol style="list-style-type: none"> 1. It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate. 2. It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site. 3. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the

	development to proceed under the District Licence WML-OR112, or a 'Further Licence') are not licensed under the GCN District Licence. Any such works or activities have no legal protection under the GCN District Licence and if offences against GCN are thereby committed then criminal investigation and prosecution by the police may follow.
5f	23/00240/FUL - 9B Beckford Road, Alderton, Tewkesbury An additional email has been received from the Parish Council. This email raises further objection reasons in relation to the bulk and massing of the proposal. Other reasons were raised but these are already covered in the Committee report. The additional comments have been considered and, notwithstanding this additional comment, the recommendation for the application remains as Permit.
5g	22/00740/FUL - Green Cottage, Snowhill, Snowhill An additional letter has been received from the Chair of Snowhill Parish Council. The letter is attached in full.

Item 5g - 22/00740/FUL - Green Cottage, Snowhill

PLANNING APPLICATION 22/00740/FUL - GREEN COTTAGE SNOWHILL23 May 23

Submitted by [REDACTED], Parish Chair Snowhill Parish Meeting.

Due to personal circumstances as explained to Democratic Services, the Chair regrets that he is unable to attend in person.

The Parish Meeting has objected to the original application and the amended application; there are 34 objection letters - a very high number for such a small village, having less than 130 adult full-time residents.

We have previously submitted two letters detailing our concerns. Our position can be summarised as follows.

The proposed "room" is 6.8m x 3.3m. There are many objections to the overall size of the Garden Room - its visual impact can be seen from various locations including the road, the Green, the Churchyard and the Village Hall. We consider a Garden Room does not require a shower, WC and wash basin room, plus a wood burning stove with its unsightly stack. The owners have stated they need an extra bedroom; this statement was made in front of the committee member for planning and myself and was also made to their neighbours.

The drawings were amended to incorporate some very minor changes - these do not satisfy the Parish Meeting or the neighbours/residents.

There is one letter of support. This was belatedly submitted on 24 Apr 23; it makes 2 specific comments:

- One is about the parking - this comment was no longer relevant since the application for parking had been withdrawn.
- There is also reference to the chimney and the precedence set by an existing chimney - this is also not considered relevant; the proposed chimney is in the centre of the village, whereas the existing chimney is on a house which is not centrally located and where only the top of the chimney is visible.

Our letters included what we would consider acceptable - a room limited to say 4x3m with no shower room or wood burner. Please look at the Parish Meeting letter 3 March 23 to see a photograph to illustrate an acceptable garden room (this shows a hip roof which would be visually less intrusive).

The proposed building is on a sloping site. A site visit has been requested - this would show its high visibility and that the building would overlook one neighbour and block the view of another neighbour.

We consider the proposed building in the centre of the village would be a permanent eyesore and would be inappropriate in this location. Please reject the current application.

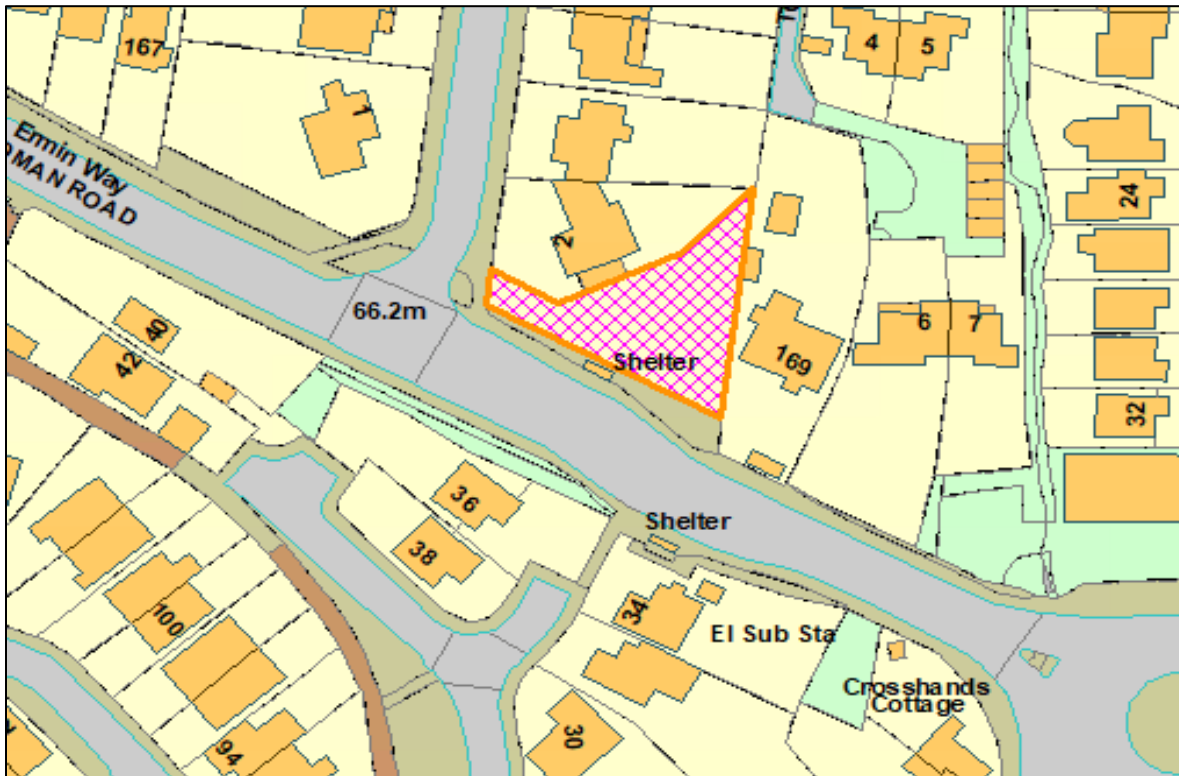
Thank you.

[REDACTED]
Parish Chair, Snowhill Parish Meeting

Planning Committee

Date	20 June 2023
Case Officer	Chloe Buckingham
Application No.	22/00916/FUL
Site Location	2 Moorfield Road, Brockworth
Proposal	Erection of dwelling and new access drive
Ward	Brockworth East
Parish	Brockworth
Appendices	Site Location Plan Block Plan Proposed Elevations Proposed Floorplans Swept Path Analysis Visibility Splay Plan
Reason for Referral to Committee	Parish Objection
Recommendation	Permit

Site Location



1. The Proposal

Full application details are available to view online at:
<https://publicaccess.tewkesbury.gov.uk/online-applications>

- 1.1 The proposal is for the erection of a detached two-storey, 4-bedroom dwelling that has a hipped roof and is constructed from white render on a red brick plinth and grey roof tiles. The new access drive shall be shared with the host dwelling and will come along to the front and side of the host property to provide a parking and turning area for the new dwelling.

This application was deferred for a site visit at the May Planning Committee meeting.

2. Site Description

- 2.1 The site currently forms part of the residential curtilage of 2 Moorfield Road, which is a detached property on a corner plot in a built-up residential area of Brockworth. The site is located within the designated development boundary of Brockworth, as defined within the Tewkesbury Borough Local plan.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
78/00292/OUT	Outline application for the erection of a detached dwelling house and car port. Construction of a new vehicular and pedestrian access.	REFUSE	07.11.1978
75/00292/FUL	Extension to existing dwelling house to provide enlarged lounge, kitchen and private car garage. Construction of a hardstanding.	PERMIT	29.01.1975
49/00031/FUL	Residential housing estate.	PERMIT	23.05.1949

4. Consultation Responses

Full copies of all the consultation responses are available online at
<https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 4.1 **Brockworth Parish Council** – Objection, on the following grounds:

- Unacceptable access into the site
- Cramped form of development – not enough space within the plot to house an additional detached dwelling of this size and scale.
- The reduction in garden amenity space is not acceptable for either property.
- It is councils' policy to discourage garden grabbing and this one is a large development.

- The loss of green space and the environmental impacts of trees, landscape and the character of the area is also a real concern.

4.2

Highways – No objection subject to conditions.

4.3

Drainage Engineer – No objection or concerns.

4.4

Tree Officer – No objection subject to conditions.

5. **Third Party Comments/Observations**

Full copies of all the representation responses are available online at

<https://publicaccess.tewkesbury.gov.uk/online-applications/>.

5.1

Neighbour notifications were posted, and a consultation period of 21 days was carried out and 1 general comment was received. The main points being:

- Concern that the new access drive comes out onto Moorfield Road at the junction with Ermin Street. Both roads are very busy, and this could be dangerous.

6. **Relevant Planning Policies and Considerations**

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

SP2 (Distribution of New Development)
SD3 (Sustainable Design and Construction)
SD4 (Design Requirements)
SD9 (Biodiversity and Geodiversity)
SD10 (Residential Development)
SD11 (Housing mix and Standards)
SD14 (Health and Environmental Quality)
INF1 (Transport Network)
INF2 (Flood Risk Management)
INF3 (Green Infrastructure)

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022

RES2 (Settlement Boundaries)
RES5 (New Housing Development)
ENV2 (Flood Risk and Water Management)
NAT1 (Biodiversity, Geodiversity and Important Natural Features)
TRAC9 (Parking Provision)
DES1 (Space Standards)

6.5 Neighbourhood Development Plan

None

7. **Policy Context**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.

7.2 The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.

7.3 The relevant policies are set out in the appropriate sections of this report.

7.4 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

8. **Evaluation**

Principle of development

8.1 Policy SP2 of the JCS and policy RES2 of the TBLP identify Brockworth as an urban fringe settlement. Policy RES2 states that in addition to the settlement hierarchy there are a number of settlements within the Borough that are closely associated with Gloucester or Cheltenham. These settlements do not fit into the Borough's settlement hierarchy as in strategic planning terms they are considered to form part of the urban fringe of Gloucester and Cheltenham. They do however represent sustainable settlements possessing a good range of services and good accessibility to Gloucester and Cheltenham.

8.2 Therefore, as the site is located within the defined settlement boundary of Brockworth, the proposal is acceptable in principle subject to compliance with all other policies.

Design and Visual Amenity

- 8.3** JCS Policy SD4 provides that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting.
- 8.4** Criterion 6 of Policy SD10 'Residential Development' of the JCS states the residential development should seek to achieve maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.
- 8.5** Policy RES5 states that in considering proposals for new housing development regard will be had to the following principles. Proposals should (amongst other criteria):
- be of a design and layout that respects the character, appearance and amenity of the surrounding area and is capable of being well integrated within it;
 - be of an appropriate scale having regard to the size, function and accessibility of the settlement and its character and amenity, unless otherwise directed by policies within the Development Plan;
 - where an edge of settlement site is proposed, respect the form of the settlement and its landscape setting, not appear as an unacceptable intrusion into the countryside and retain a sense of transition between the settlement and open countryside;
 - not cause the unacceptable reduction of any open space (including residential gardens) which is important to the character and amenity of the area;
 - incorporate into the development any natural or built features on the site that are worthy of retention;
- 8.6** The street is characterised by large, hipped roof, detached properties constructed from white render on a brick plinth and grey roof tiles. There are a mixture of designs and materials in the wider area.
- 8.7** The site is in relation to the side garden for no.2 Moorfield Road which is on a corner plot. The proposal sought permission for a single dwelling which officers deemed to be overly large for the size of plot, there was also concerns regarding the proposed window in the first-floor side elevation overlooking the neighbouring property. Given this, officers sought to negotiate with the applicant, this has resulted in a reduction in the size of the dwelling, and the side window has now been removed. The applicant has also now confirmed that the proposed dwelling will be the same height as the existing adjacent dwellings within the street.
- 8.8** The design of the proposed dwelling mirrors that of the immediate neighbouring property to the west and continuing along Moorefield Road. The height and scale of the new dwelling would follow that of the adjacent properties and the material palette used would complement that of the existing properties in the area.

- 8.9** Given the above, the scheme is considered to be in-keeping with the local context and subject to a condition regarding materials samples, the proposal is compliant with policies SD4 and SD10 of the JCS as well as policy RES5 of the TBLP.

Residential amenity

- 8.10** JCS policies SD4 and SD14 require development to enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space. Development should have no detrimental impact on the amenity of existing or new residents or occupants.
- 8.11** Policy RES5 states that in considering proposals for new housing development regard will be had to the following principles. Proposals should (amongst other criteria):
- provide an acceptable level of amenity for the future occupiers of the proposed dwelling(s) and cause no unacceptable harm to the amenity of existing dwellings;
- 8.12** Policy DES1 explains that Tewkesbury Borough Council adopts the Government's nationally described space standards. All new residential development will be expected to meet these standards as a minimum. Any departure from the standards, whether for viability of physical achievability reasons, will need to be fully justified at planning application stage. New residential development will be expected to make adequate provision for private outdoor amenity space appropriate to the size and potential occupancy of the dwellings proposed.
- 8.13** During the course of the application the window on the first-floor side elevation was removed and this is considered to overcome any issues regarding over-looking and loss of privacy.
- 8.14** The Parish Council have raised concerns regarding the outdoor amenity space for the host and proposed properties, judging that it is insufficient. The proposal would result in a large portion of the existing garden being used to accommodate the new dwelling. This would naturally decrease the amount of outside space for No. 2 Moorfield Road. However, the existing dwelling is located within a generously sized plot, especially when viewed against comparably sized detached dwellings along Moorfield Road. The size of the proposed dwelling has been reduced through negotiations with officers. Whilst the main amenity space would be located to the front and eastern side of the dwelling, it would still retain a reasonable amount of outside amenity space which mirrors that of neighbouring dwellings. The amenity space left over for the existing dwelling would also provide a similar amount to existing properties in the road. Given this it is considered that whilst a reduction would occur, it would bring the amenity space of both properties in line with neighbouring dwellings.
- 8.15** Officers have assessed the internal spaces of the proposed dwelling and can confirm that the rooms sizes would comply with the nationally designated space standards.
- 8.16** In terms of landscaping, it is judged that there is sufficient boundary treatment in the form of hedging to the east side and front and a 1.8m close boarded fence shall be installed along the west side and to the rear of the dwelling.

8.17 Given the above it is considered that the compliant with policies SD4 and SD14 of the JCS and policy RES5 of the TBLP.

Highways

8.18 Policy INF1 'Transport Network' states that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters.

8.19 Policy TRAC9 of the TBLP states that proposals for new development that generate a demand for car parking space should be accompanied by appropriate evidence which demonstrates that the level of parking provided will be sufficient. The appropriate level of parking required should be considered on the basis of the following:

- 1) the accessibility of the development;
- 2) the type, mix and use of development;
- 3) the availability of and opportunities for public transport;
- 4) local car ownership levels;
- 5) an overall need to reduce the use of high emission vehicles; and
- 6) a comparison of the forecast trip generation and resultant accumulation with the proposed parking provision.

8.20 The Parish Council and immediate neighbour have raised objections regarding highway safety and the traffic movements in and out of the site. The objections focused on the width of the proposed driveway being too narrow. The applicant has subsequently provided additional tracking information to demonstrate the width of the driveway, and that the vehicles for both properties could manoeuvre and turn within the sites and vacate in a forward-facing gear.

8.21 The Highways Authority has been consulted and following the assessment of the additional information they raise no objections to the proposals, subject to conditions.

Impact upon existing trees

8.22 Policy INF3 of with JCS provides that existing green infrastructure, including trees should be protected. Developments that impact woodlands, hedges and trees should be justified and include acceptable measures to mitigate any loss and should incorporate measures acceptable to the Local Planning Authority to mitigate the loss.

8.23 Policy NAT1 relates to biodiversity, geodiversity and important natural features and provides that development likely to result in the loss, deterioration or harm to features of environmental quality will not be permitted unless the need/benefits for development outweigh the impact.

- 8.24** The application has been submitted with a tree protection statement, which is considered acceptable. A condition shall be attached to ensure the erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved details specified in the Tree Protection Statement submitted 25th January 2023 before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. This condition is considered necessary to ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and character/appearance of the area.

Drainage

- 8.25** JCS Policy INF2 advises that development proposals must avoid areas at risk of flooding and must not increase the level of risk to the safety of occupiers of a site and that the risk of flooding should be minimised by providing resilience and taking into account climate change. It also requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) where appropriate to manage surface water drainage. This advice is reflected within the council's Flood Risk and Water Management SPD.
- 8.26** The site is in flood zone 1 where there is a lower risk of flooding, and the scheme proposes to deal with surface water runoff and foul water via mains sewers. The applicant has submitted drainage drawings demonstrating how the discharge of water would be dealt with, the Councils Flood Risk Management & Drainage Officer has assessed these details and raises no objections. Therefore, the scheme is considered acceptable and is compliant with policy INF2 of the JCS.

Community Infrastructure Levy (CIL)

- 8.27** The development is CIL liable because it creates new dwelling(s), however, it is noted that the applicant is claiming self-build exemption. The relevant CIL forms have been submitted.

9. Conclusion

- 9.1** For the reasons set out above it is recommended that planning permission is granted.

10. Recommendation

- 10.1** Subject to the conditions as mentioned within the report, the scheme is considered acceptable and should be **permitted**.

11. Conditions

- 1** The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following plan references:

- Proposed Block Plan (01-2 Rev D) received 11th May 2023.
- Site Location Plan (01 Rev F 11/05/2023) received 11th May 2023.
- Proposed Floor Plans (02 Rev C 240123) received 25th January 2023.
- Proposed Elevations (03) received 25th January 2023.
- Proposed Drainage Layout (A1/001) received 27th October 2022.
- Drainage Construction Layout (A1/002) received 27th October 2022.
- Block Plan with swept path analysis (01 Rev D 080223) received 11th May 2023.
- Block Plan with visibility splays (01 Rev F) received 11th May 2023.

except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

3 No work above floor plate level shall be carried out until samples of the roof and wall materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that materials are in keeping with the surrounding area and to provide for high quality design.

4 The Development hereby approved shall not be occupied or brought into use until the access, parking and turning facilities have been provided as shown on drawing Site Plans 01 Rev F 11/05/2023.

Reason: To ensure conformity with submitted details.

5 The Development hereby approved shall not be occupied/brought into use until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access with hedge south of access reduced to 0.6m high. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

Reason: To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

6 Prior to first use/occupation of the development hereby permitted, the bicycle and bin storage as shown in the Proposed Block Plan (01-2 Rev D) received 11th May 2023 shall be installed.

Reason: To promote sustainable travel and healthy communities.

The erection of fencing for the protection of any retained tree shall be undertaken in

- 7 accordance with the approved details specified in the Tree Protection Statement submitted 25th January 2023 before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the local planning authority.

Reason: To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area.

12. Informatives

- 1 In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.
- 2 The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.
- 3 The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk .
- 4 Construction Management Statement (CMS)

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says:

Constructors should give utmost consideration to their impact on neighbours and the public

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on the public highway;
- Contributing to and supporting the local community and economy; and
- Working to create a positive and enduring impression, and promoting the Code.

Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

- 5** No removal of trees/scrub/hedgerows shall be carried out on site between 1st March and 31st August inclusive in any year.

BEFORE COMMENCEMENT OF ANY WORKS, THE CONTRACTOR MUST CHECK AND VERIFY ALL BUILDING, SITE DIMENSIONS AND LEVELS, ALL RELEVANT BENCH OUTFALLS, INVERT LEVELS, AND CONNECTION POINTS.

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Project:-
Extension to
2 Moorfield Road,
Brockworth, Glos

Drawing Title:-
Site Plans

Scale:-
1:250 @ A2

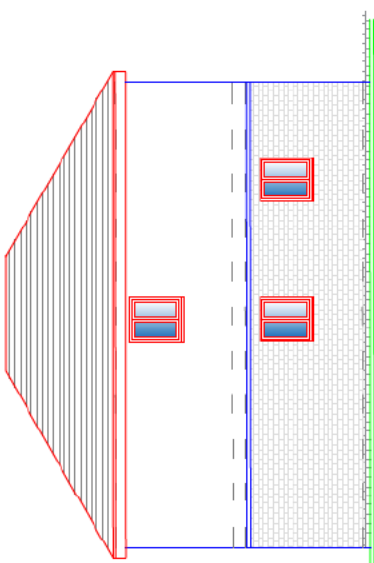
Client:-
[REDACTED]

Project No:- AM-010	Drawing No:- 01-2
Date:- June 22	Revision:- D 11/05/23

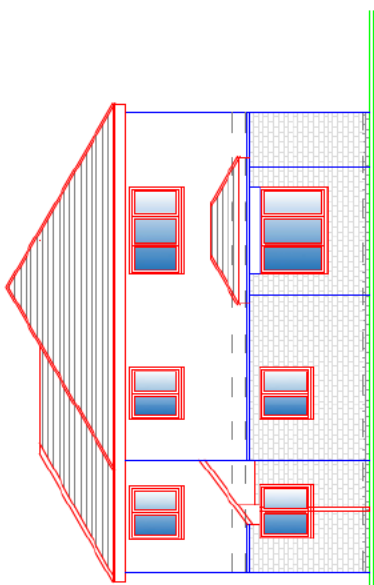
Block Plan Sc 1:250

BEFORE COMMENCEMENT OF ANY WORKS THE CONTRACTOR MUST CHECK AND VERIFY THE EXISTING LEVELS, INVERTS AND LEVELS OF ALL RELEVANT SEWER, DRAINS, INVERT LEVELS, AND CONNECTION POINTS

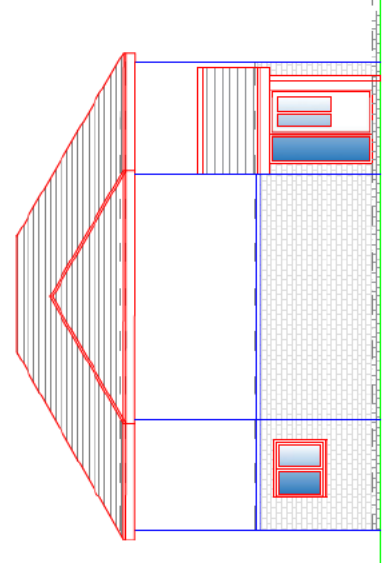
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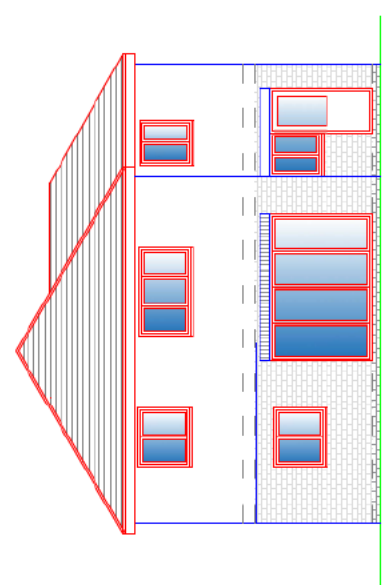
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

ELEVATION ONE
BUILDING DESIGN LTD

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DUNSTALL, GLOS, GL11 4TJ
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EMAIL: SALES@ELEVATIONONE.CO.UK
WEB: WWW.ELEVATIONONE.CO.UK

Project-
New Dwelling at
2 Moorfield Road,
Brockworth, Glos
Drawing Title-
Proposed Elevations
Scale-
1:100 @ A3
Client-

Project No.- AM-010	Drawing No. - 03
Date:- June 22	Revision:- -

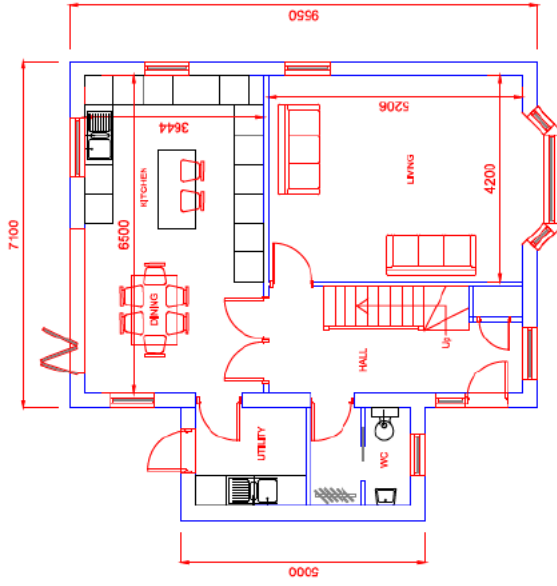
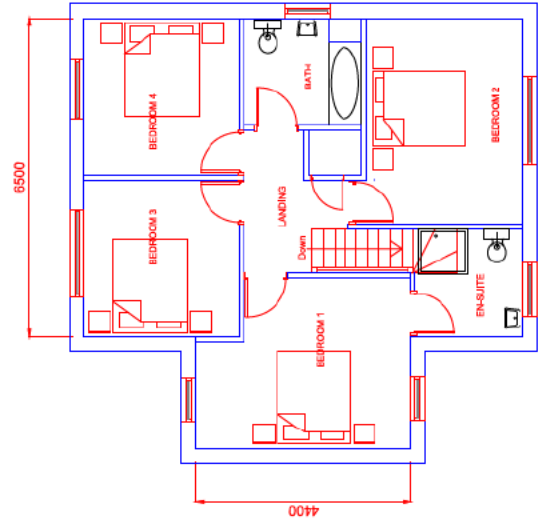
BEFORE COMMENCEMENT OF ANY WORKS THE CONTRACTOR MUST CHECK AND VERIFY THE EXISTING LEVELS AND RECORD THEM IN ALL RELEVANT SEVER, CUTFALLS, INVERT LEVELS, AND CONNECTION POINTS

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Project:-
 New Dwelling at
 2 Moorfield Road,
 Brockworth, G16
Drawing Title:-
 Proposed Elevations
Scale:-
 1:100 @ A3
Client:-

Project No.:- AM-010	Drawing No. - 02
Date:- June 22	Revision:- --C 240123



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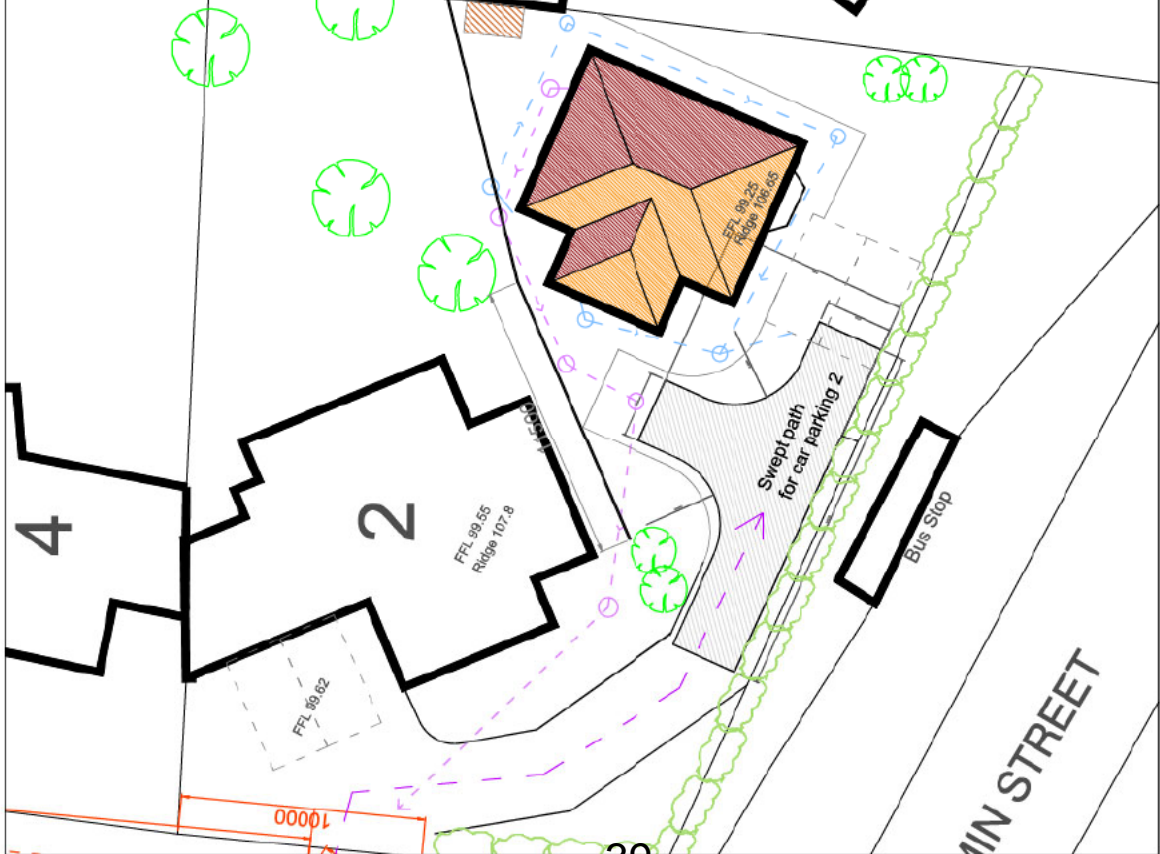
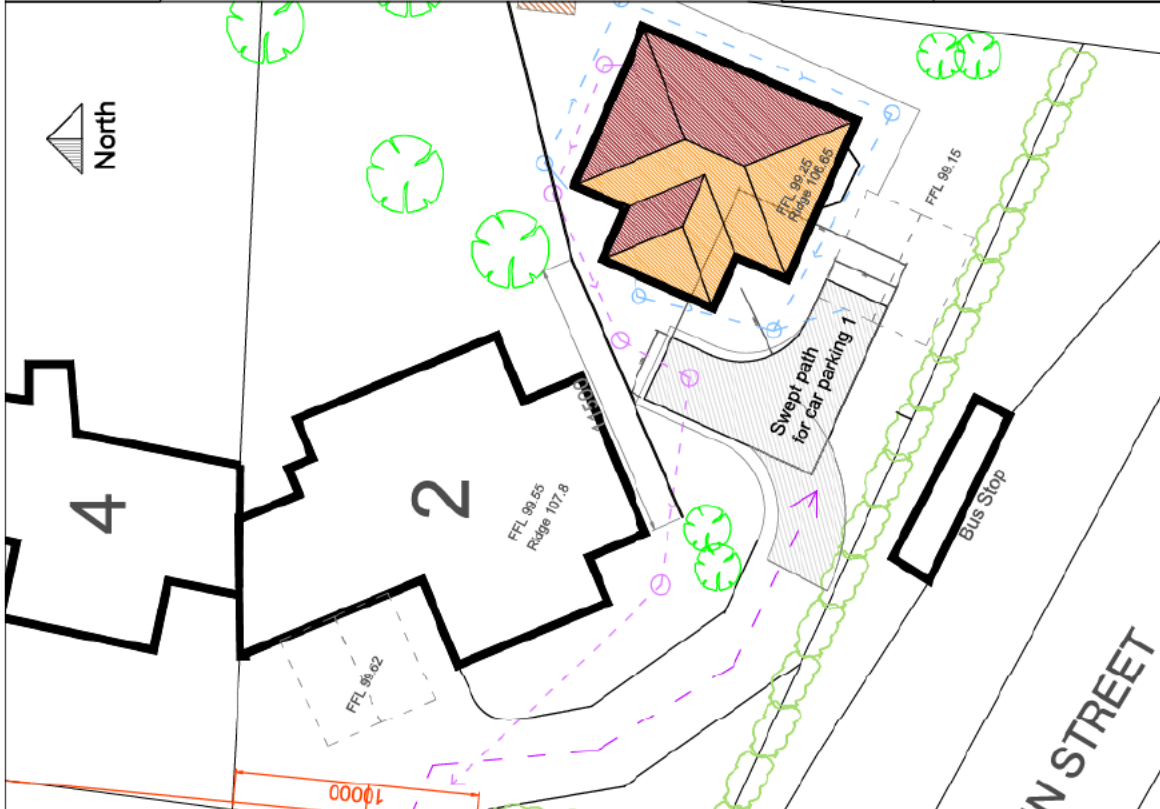
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Extension to
2 Moorfield Road,
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Drawing Title:-
Site Plans

Scale:-
1:200 & 1:250 @ A3

Client:-

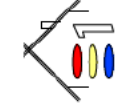
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Date:- June 22	Revision:- D 080223



Block Plan Sc 1:200

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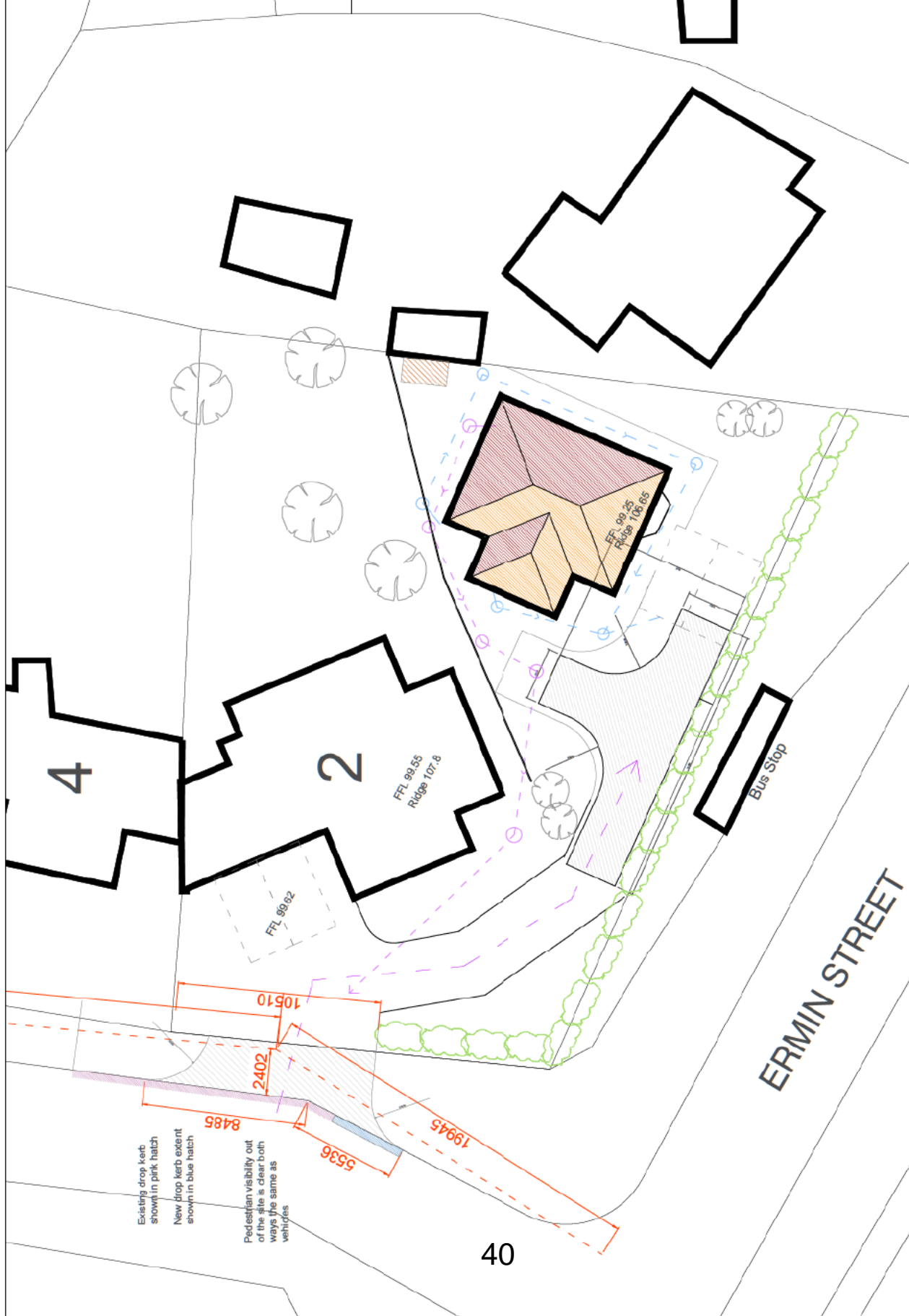
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Extension to
2 Moorfield Road,
Brockworth, Glos
Drawing Title:-
Site Plans
Scale:-
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Client:-

Project No.:-
AM-010

Drawing No.:-
01

Date:-
June 22

Revision:-
F 11/05/23



Scale:- 1:200

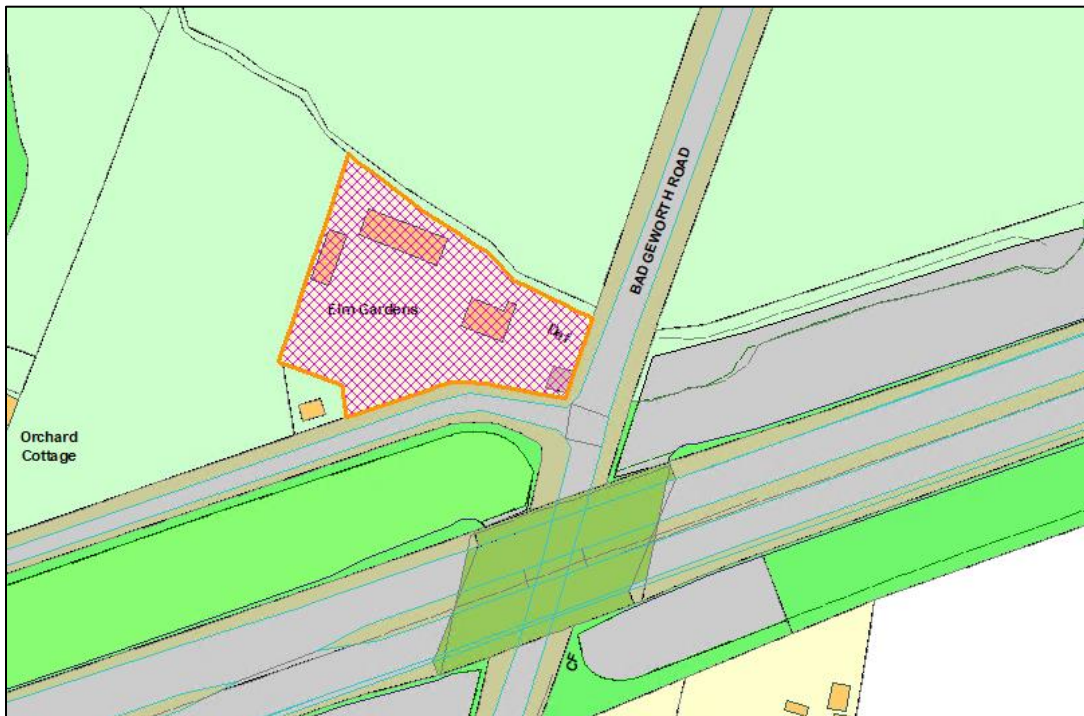


Block Plan Sc 1:200

Planning Committee

Date	20 June 2023
Case Officer	Chloe Buckingham
Application No.	22/01306/FUL
Site Location	Elm Gardens, Badgeworth Road, Badgeworth
Proposal	Proposed single storey detached residential annex and garden storage used ancillary to the host dwelling (Elm Gardens) following demolition of existing residential outbuilding.
Ward	Badgeworth
Parish	Badgeworth
Appendices	Location Plan Existing Block Plan (100) Existing Outbuildings (100 Rev A) Proposed Floor Plan (200 Rev A) Proposed Elevations (210 Rev A) Proposed Block Plan (220 Rev A) received 2 nd December 2022.
Reason for Referral to Committee	Called in for committee determination by Councillor Vines, to assess the appropriateness of the development in Green Belt policy terms.
Recommendation	Permit

Site Location



1. The Proposal

Full application details are available to view online at:

<https://publicaccess.tewkesbury.gov.uk/online-applications>

- 1.1 Proposed single storey detached residential annex and garden storage used ancillary to the host dwelling (Elm Gardens) following demolition of existing residential outbuilding.

This application was deferred for a site visit at the May Planning Committee meeting.

2. Site Description

- 2.1 The site is located on the West side of Badgeworth Road, close to the junction with Elm Garden Drive. The site lies within designated Green Belt land and there is a public right of way situated to the northern boundary of the site.
- 2.2 Elm Gardens is a detached two-storey dwelling set in a large curtilage extending mainly to the rear of the house, which is enclosed on its boundaries with dense mature hedgerows of trees and bushes which screen the site. Within this curtilage are two existing outbuildings positioned behind the main house and close up against the Northern boundary. To the immediate North and West of the property lies open countryside.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
T.5349	Outline application for an agricultural bungalow.	PERMIT	19.06.1968
T.5349/AP	Erection of agricultural dwelling to be attached to 2 acre market garden.	PERMIT	20.11.1968
93/00735/FUL	Erection of glasshouse	PERMIT	21.09.1993
18/00981/CLE	Continued residential use of the dwelling in breach of agricultural occupancy condition (condition c of planning permission T.5349).	CLECER	12.04.2019
21/00282/FUL	Erection of a two storey side extension, first floor extension, front porch extension and remodelling of bungalow (amended).	PERMIT	18.08.2021
21/00400/PDE	A stepped single storey extension which extends from 5 metres up to 8 metres at the rear.	CEGPD	04.05.2021

21/00428/PDEAS	Proposed first floor extension not exceeding 3.5m in height.	AAPR	07.06.2021
22/00352/FUL	Variation of condition 2 (approved plans) and condition 3 (external material samples) of planning application 21/00282/FUL to allow for the change in materials.	PERMIT	15.06.2022

4. Consultation Responses

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 4.1 Staverton Parish Council - Objection on the grounds of inappropriate development in the Green Belt and on a property that has already had extensive alterations.
- 4.2 Badgeworth Parish Council - Objection on the grounds of inappropriate development in the Green Belt and appears to be more of an application for change of use to a dwelling. The existing building is a greenhouse with some cladding added recently. This building does not have the appearance of being an 'existing residential outbuilding'.
- 4.3 Cllr Vines - I would like application to be determined by the planning committee in order to assess the appropriateness of the development in Green Belt policy terms.
- 4.4 Building Control- No objections.
- 4.5 Tree Officer- No objection subject to conditions.
- 4.6 Drainage Engineer – No objections subject to conditions.
- 4.7 Public Rights of Way Officer – No objections subject to an informative.

5. Third Party Comments/Observations

Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 5.1 Neighbour notifications were posted, and a consultation period of 21 days was carried out and no public representations were received.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

SP2 (Distribution of New Development)
SD3 (Sustainable Design and Construction)
SD4 (Design Requirements)
SD5 (Green Belt)
SD9 (Biodiversity and Geodiversity)
SD10 (Residential Development)
SD14 (Health and Environmental Quality)
INF1 (Transport Network)
INF3 (Green Infrastructure)

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022

Policy RES2 (Settlement Boundaries)
Policy RES10 Alteration and Extension of Existing Dwelling
Policy DES1 (Housing Space Standards)
Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features)
Policy ENV2 (Flood Risk and Water Management)
Policy TRAC9 (Parking Provision)
Policy GRB4 (Cheltenham-Gloucester Green Belt)

7. Policy Context

- 7.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 7.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 7.3** The relevant policies are set out in the appropriate sections of this report.
- 7.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

8. Evaluation

Principle of development

- 8.1** TBP Policy RES10 sets out that proposals for extensions and alterations of existing dwellings and the erection of domestic outbuildings and annexes will be permitted subject to design, scale, available space, does not adversely impact neighbouring amenity of the character of the area.
- 8.2** The application seeks planning permission for the construction of an annexe to accommodate a disabled relative. The annexe would replace an existing outbuilding and would be set to the rear of the existing dwelling. The extent of accommodation proposed is restrained and there would be a reliance on the main household.
- 8.3** The principle of development is therefore considered acceptable subject to consideration of other matters and policies set out below.

Green Belt

- 8.4** Paragraph 137 of the Nation Planning Policy Framework (NPPF) states that the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 8.5** Paragraph 138 of the NPPF states that the Green Belt serves 5 purposes:
- (a) to check the unrestricted sprawl of large built-up areas;
 - (b) to prevent neighbouring towns merging into one another;
 - (c) to assist in safeguarding the countryside from encroachment;
 - (d) to preserve the setting and special character of historic towns; and
 - (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 8.6** Paragraph 147 of the NPPF, Policy SD5 of the JCS and Policy GRB4 of the TBLP states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 8.7** Paragraph 148, Policy SD5 of the JCS and Policy GRB4 of the TBLP states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

- 8.8** Paragraph 150 of the NPPF states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are (amongst others)
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- 8.9** The applicants have explained that the existing building is presently used for ancillary residential storage. Whilst it is agreed that the structure in question has the appearance of an agricultural building which was possibly used in association with the previous use of the property as an agricultural worker's dwelling, it is apparent that the structure has been in situ for more than 10 years and as the structure is positioned in close proximity to the dwelling and past applications have also confirmed the unrestricted residential use of the dwelling and its residential curtilage, it is agreed that the structure is currently within (ancillary) residential use.
- 8.10** The scheme complies with criterion (d) of paragraph 150 of the NPPF, in that the proposal is for the replacement of a building which will be in the same (residential) use as the building to be replaced. The proposed new building has a smaller footprint and height than the existing structure, would not be materially larger and would have no greater impact on openness of the Green Belt. Accordingly, it is considered that the proposal would not be inappropriate development within the Green Belt and would be acceptable subject to other considerations set out below.

Design and Visual Amenity

- 8.11** Policy SD4 of the JCS relates to design requirements and requires proposals to demonstrate how the following principles have been incorporated; context, character and sense of place, legibility and identity, amenity and space, public realm and landscape, safety and security, inclusiveness and adaptability and movement and connectivity.
- 8.12** Policy RES10 of the TBLP states that proposals for the extension and alteration of existing dwellings, and the erection of domestic outbuildings and annexes, will be permitted providing that (amongst other criteria):
1. The detailed design reflects or complements the design and materials of the existing dwelling
 2. The scale of the proposal is appropriate to the character and appearance of the existing dwelling and its surrounding area
 5. The proposal respects the character and appearance of surrounding development
- 8.13** To the rear of the host dwelling there are two existing structures positioned adjacent to the Northern boundary. The larger structure is 20 metres in length x 6.2 metres wide x 3.8 metres to the apex of its pitched roof. The applicants have explained that the structure is used for domestic storage related to occupation of the main house.

- 8.14** This structure has a metal frame construction enclosed with solid metal-cladding walls and a glazed roof. It has a footprint of 123 sqm and volume of 2,268.12 cubic metres. A second much smaller corrugated metal flat-roof structure is adjacent to this, and the applicants have also explained that this structure is used for ancillary residential storage. This structure has a footprint of 7.8 sqm and volume of 16.38 cubic metres. The dimensions of the smaller structure are 3 metres length x 2.6 metres width x 2.1 metres height.
- 8.15** The scheme proposes to remove the existing larger structure and retain the smaller structure for residential storage. The larger structure would be replaced with a smaller pitched roof annex and garden store. The proposed structure would be 14.65m in length, 6.35m in width, 2.15m to the eaves and 3.5m to the apex. The building would be finished in render with a slate roof and 7 rooflights to the rear and windows on both side elevations and a window, bi-fold doors and a door to the storage area on the front elevation.
- 8.16** The proposed annexe building would provide 1 accessible bedroom, bathroom and a living room, as well as a domestic storage area and would have a simple linear pitched roof design.
- 8.17** The removal of the existing structure and replacement with the proposed annexe would represent a visual improvement to the area the proposed annexe would be of an acceptable appearance and scale which and subject to compliance with conditions in respect of materials would result in an appropriate appearance which would be in-keeping with the character and appearance of the host dwelling and wider area.

Effect on the Living Conditions of Neighbouring Dwellings

- 8.18** JCS policies SD4 and SD14 require development to enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space and that development should have no detrimental impact on the amenity of existing or new residents or occupants.
- 8.19** Policy RES10 of the TBLP states that proposals for the extension and alteration of existing dwellings, and the erection of domestic outbuildings and annexes, will be permitted providing that (amongst other criteria) the proposal does not have an unacceptable impact on the amenity of neighbouring properties.
- 8.20** Due to the considerable distances between the proposed annex and neighbouring properties, there would not be any impacts upon the living conditions of the occupiers of these properties in terms of loss of privacy, loss of light or any overbearing impacts.
- 8.21** While it is noted that the proposed annexe does not contain a kitchen and as such there would be a functional reliance on the host property, it is however considered necessary to include a condition on any permission to ensure that the annexe remains ancillary to Elm Gardens as the use of the building as an independent dwelling would be unacceptable in this location.
- 8.22** Therefore, subject to this condition, the proposal complies with the nationally described space standards and policies SD4 and SD14 of the JCS and policies DES1 and RES10 of

the TBLP.

Highways

- 8.23** Policy INF1 of the JCS sets out that permission shall only be granted where the impact of development is not considered to be severe. It further states that safe and efficient access to the highway network should be provided for all transport means.
- 8.24** Policy TRAC9 of the TBLP states that proposals for new development that generate a demand for car parking space should be accompanied by appropriate evidence which demonstrates that the level of parking provided will be sufficient. Furthermore, Policy RES10 states that proposals for the extension and alteration of existing dwellings, and the erection of domestic outbuildings and annexes, will be permitted providing that (amongst other criteria) the domestic curtilage of the existing property is capable of comfortably accommodating the extension or outbuilding without resulting in a cramped/overdeveloped site or creating a lack of suitable parking or manoeuvring space.
- 8.25** The access and parking provision would remain unchanged through this proposal. It is considered that there is adequate space within the site to accommodate any additional vehicles and the proposal would not result in an unacceptable intensification of the site or adverse impact upon the highway network.

Drainage and Flood Risk

- 8.26** JCS Policy INF2 advises that development proposals must avoid areas at risk of flooding and must not increase the level of risk to the safety of occupiers of a site and that the risk of flooding should be minimised by providing resilience and taking into account climate change. It also requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) where appropriate to manage surface water drainage. This advice is reflected within the council's Flood Risk and Water Management SPD.
- 8.27** TBP Policy ENV2 of the TBLP states that in order to avoid and manage the risk of flooding to and from new development in the Borough, in addition to the requirements of the National Planning Policy Framework and the Joint Core Strategy the Council will apply the following principles including opportunities to reduce the risk of flooding from all sources.
- 8.28** While the application site lies within Flood Zone 1 (lowest risk of flooding) the application site is however at high risk of flooding from surface water. A drainage strategy statement was requested and has been submitted and has been reviewed by the Council's Drainage Engineer.
- 8.29** The Drainage Engineer is broadly satisfied with the assessment and the impacts of the development and has raised no objections to the proposal subject to a condition to secure a surface drainage strategy and its future maintenance.

Trees

- 8.30** Policy INF3 of the JCS states that development proposals should consider and contribute positively towards green infrastructure, including the wider landscape context and strategic corridors between major assets and populations. Existing green infrastructure will be protected in a manner that reflects its contribution to ecosystem services (including biodiversity, landscape / townscape quality, the historic environment, public access, recreation and play) and the connectivity of the green infrastructure network. Development proposals that will have an impact on woodlands, hedges and trees will need to include a justification for why this impact cannot be avoided and should incorporate measures acceptable to the Local Planning Authority to mitigate the loss. Mitigation should be provided on-site or, where this is not possible, in the immediate environs of the site. Where assets are created, retained or replaced within a scheme, they should be properly integrated into the design and contribute to local character and distinctiveness. Proposals should also make provisions for future maintenance of green infrastructure.
- 8.31** Policy NAT1 of the TBP relates to biodiversity, geodiversity and important natural features and provides that development likely to result in the loss, deterioration or harm to features of environmental quality will not be permitted unless the need/benefits for development outweigh the impact. Policy NAT3 states that development must contribute, where appropriate to do so and at a scale commensurate to the proposal, towards the provision, protection and enhancement of the wider green infrastructure network.
- 8.32** There are four mature willow trees that run along the boundary adjacent to the proposed new annex. The root protection area (RPA) of these willow trees could be impacted by the proposal. The application has been accompanied by an arboricultural impact assessment which sets out measures to protect the trees during construction and recommends the use of a pile foundation which would minimise the impact upon the tree roots. The details have been assessed by the Council's Tree officer who is satisfied with the proposal, subject to compliance with conditions to prevent any adverse impacts upon trees.

Community Infrastructure Levy (CIL)

- 8.33** The development is CIL liable because it creates a residential annex. The relevant CIL forms have been submitted claiming exemption for a residential annex.

9. Conclusion

- 9.1** The proposal annexe would constitute appropriate development within the Green Belt, would have an acceptable impact upon openness, the character of the area, amenity and trees. The application is considered to be acceptable.

10. Recommendation

- 10.1** Subject to no objections being raised by the Council's Drainage Officer, it is recommended that the application is **permitted** subject to the following conditions.

11. Conditions

- 1** The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2** The development hereby permitted shall be carried out in accordance with the following plan references:

Location Plan, Existing Block Plan (100), Existing Outbuildings (100 Rev A), Proposed Floor Plan (200 Rev A), Proposed Elevations (210 Rev A) and Proposed Block Plan (220 Rev A) received 2nd December 2022.

except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

- 3** The development hereby permitted shall only be used in conjunction with and as ancillary to the residential enjoyment of the adjoining dwellinghouse known as Elm Gardens.

Reason: The site is unsuitable for an independent dwelling in addition to the main dwelling and would provide for an inadequate level of amenity for two self-contained dwellings.

- 4** Notwithstanding the submitted details, the materials to be used in the construction of the external walls of the proposed extension shall match those used in the existing dwelling.

Reason: To ensure a high-quality finish to the development in the interest of the visual amenities of the area.

- 5** The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved details specified in Drawing No 204-ELM-DRW-TPP-PH1 – Tree Protection Plan (Demolition) and Drawing No 204-ELM-DRW-TPP-PH2 – Tree Protection Plan (Construction) before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the local planning authority.

Reason: To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area.

- 6 The Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement in Document Ref 204-ELM-RPT-AIA and Drawings 204-ELM-DRW-TPP-PH1, 204-ELM-DRW-TPP-PH2 submitted in support of the application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, detailed in Section 13 of the report, by a suitably qualified tree specialist.

Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

- 7 If any trees/hedgerows are damaged or removed through the construction phase, these shall be replaced during the first planting season following removal by trees/hedgerows of a species, size and in locations that have first been submitted to and approved in writing by the Local Planning Authority. Any replacement trees/hedgerows which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year period.

Reason: In the interests of visual amenity and the character and appearance of the area.

- 8 No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy presented in the Flood Risk Assessment/Drainage Strategy submitted 13th April 2023 has been submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational by the time the development is first put into occupied and shall be maintained for the duration of the use.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding. It is important that these details are agreed prior to commencement as any works on site could have implications for drainage, flood risk and water quality in the locality.

12. Informatives

- 1 In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.
- 2 The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

3 No change to the surface of the public right of way can be approved without consultation with the County Council and there must be no interference with the public right of way, either during development or once it has been completed, unless: -

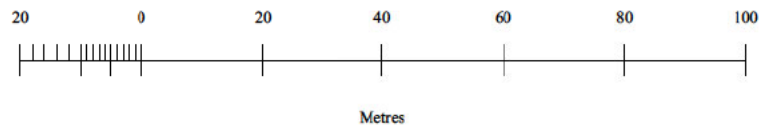
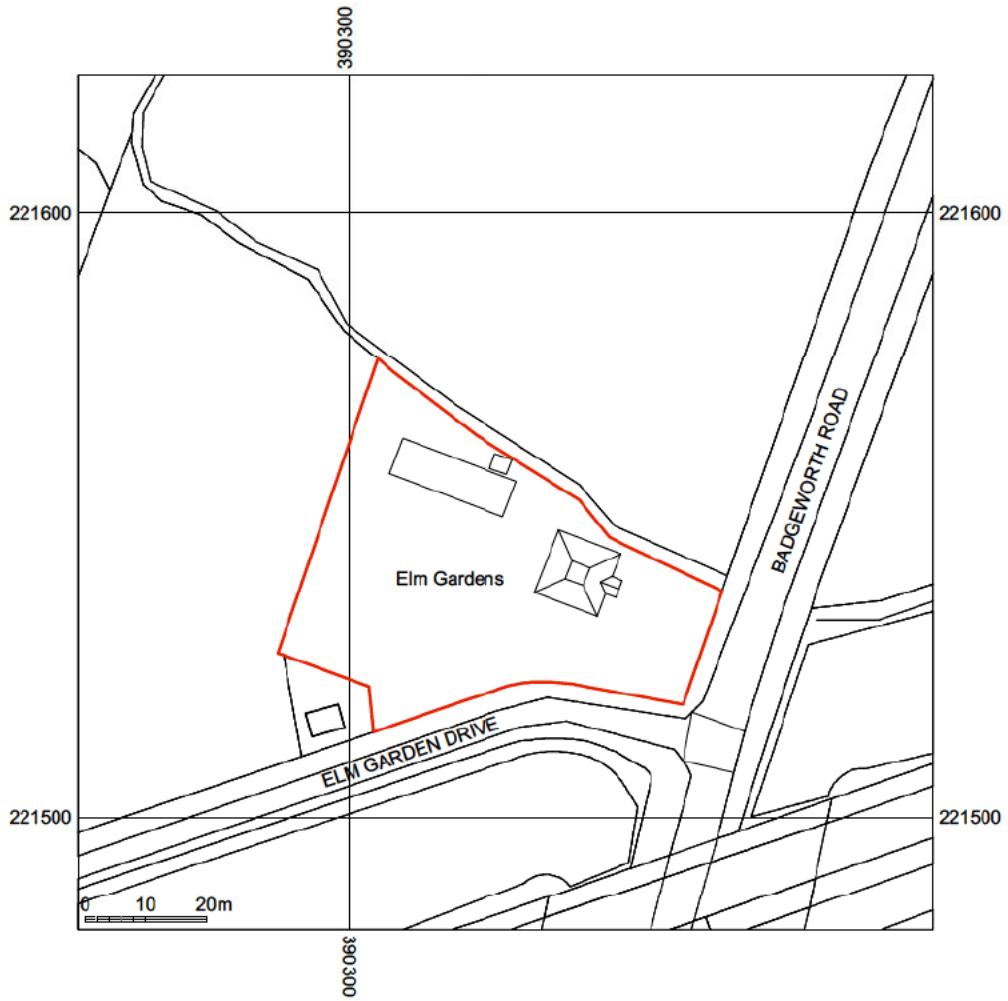
a) The development will temporarily affect the public right of way; then the developer must apply and pay for a temporary closure of the route to us in Public Rights of Way (preferably providing a suitable alternative route);

if any utilities are going to cross or run along a PROW then a section 50 license needs be sought and granted - via GCC Streetworks department. Information regarding section 50 Licenses and an application form can be found at: <https://www.gloucestershire.gov.uk/highways/highways-licences-permits-and-permissions/>

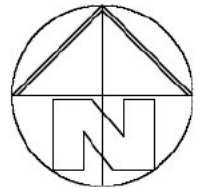
b) Important: if the development will permanently affect any public right of way, then the developer must apply for a diversion of the route through the Planning Authority, under the Town and Country Planning Act 1990, as part of the planning application process. No development should take place affecting the route of the path prior to the confirmation of a TCPA path diversion order. The area Public Right of Way Officer should be consulted as part of this process.

4 a) There must be no encroachment on the width of the public right of way.
b) No building materials may be stored on the public right of way.
c) Vehicle movements during construction should not unreasonably interfere with the use of the public right of way by walkers, etc., and the developer or applicant is responsible for safeguarding the public use of the way at all times.
d) No additional temporary or permanent barriers (e.g. gates, stiles, wildlife fencing) may be placed across the public right of way and no additional gradients or structures (e.g. steps or bridges) are to be introduced on any existing or proposed public rights of way without the consent of the county council.

It is important to note the Definitive Map is a minimum record of public rights of way and does not preclude the possibility that public rights exist which have not been recorded or that higher rights exist on routes shown as public footpaths and bridleways.



OS Map
scale 1:1250



Aj Architects Ltd.

PROJECT

PROJECT NO.

Elm Garden's,
Badgeworth Road,
Cheltenham,
Glos GL51 6TF

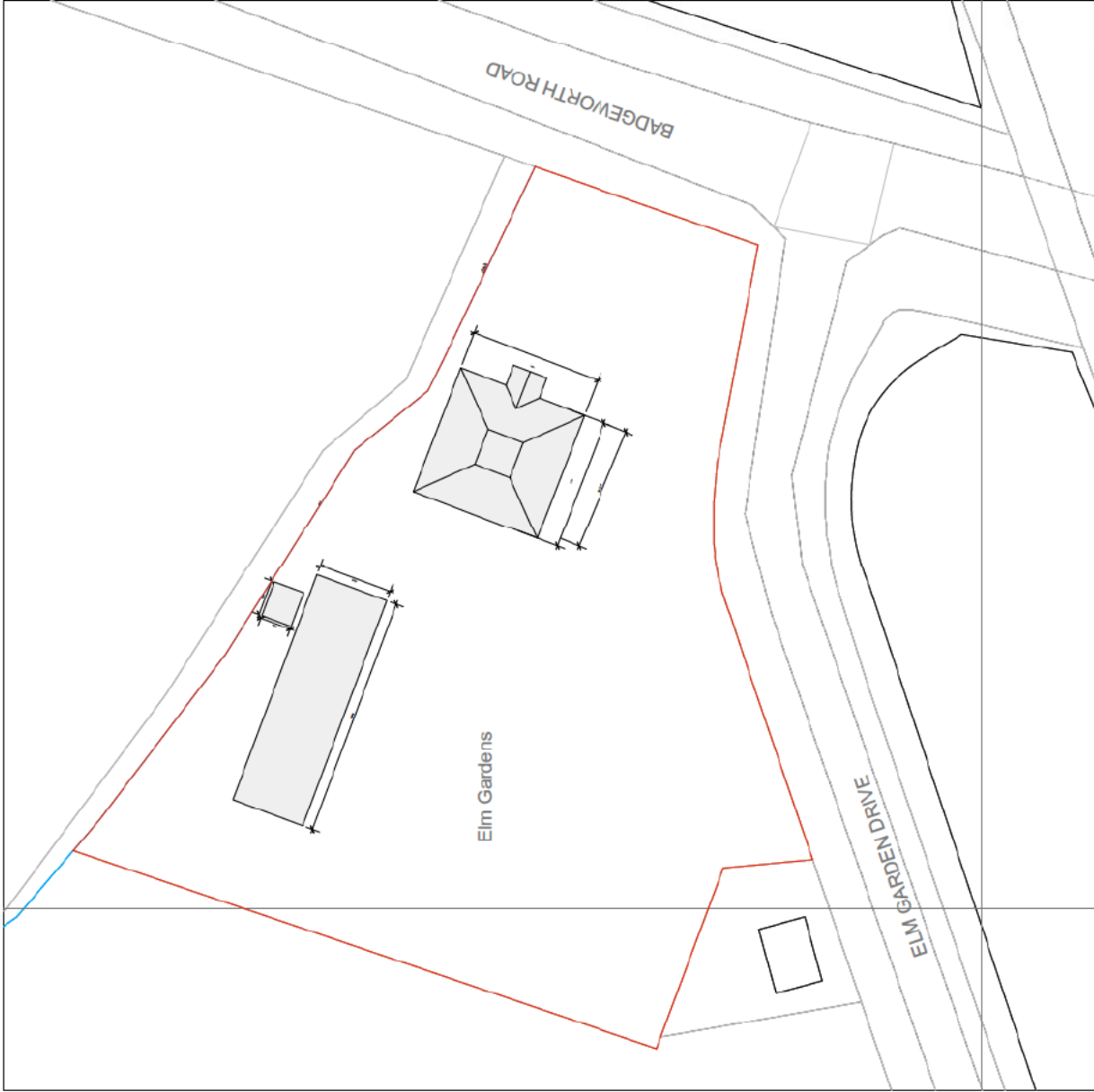
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DRAWING TITLE

1:1250 OS Map

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A4

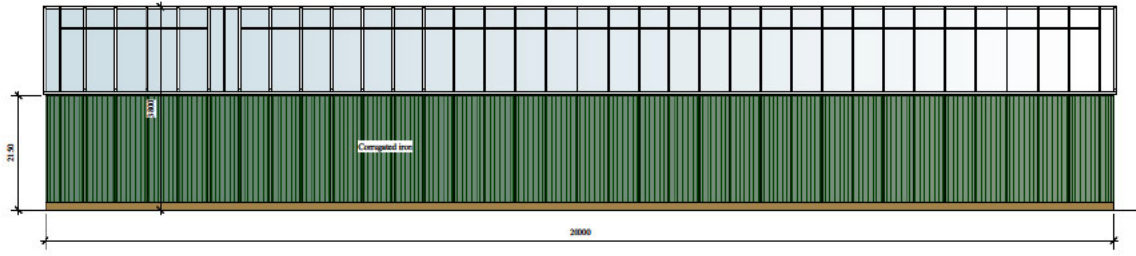


Aj Architects Ltd.
 PROJECT: Elm Garden,
 Badgeworth Road,
 Chalfont St Giles, Bucks
 Bucks GLE51 9TF
 DRAWING: Planning Block Plan
 SCALE: 1:500 @ A1
 PROJECT NO: 22/786

NO. OF SHEETS	TOTAL SHEETS	DATE
100	()	Oct 2023

APPROVED FOR THE LOCAL AUTHORITY FOR THE DEVELOPER
 11 PRINCIPLES STREET
 GLENDALOUGH, DUBLIN 15
 D15 28B

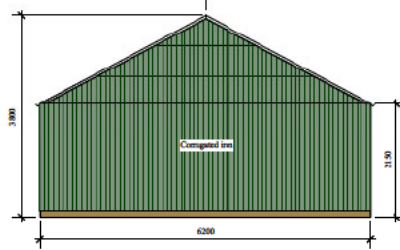
SURVEY



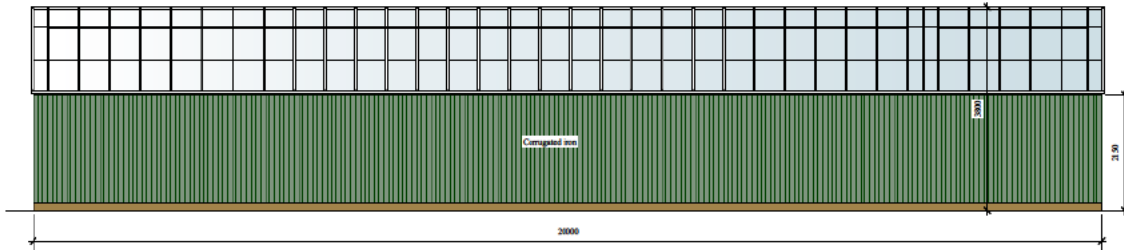
Front Elevation Outbuilding 1



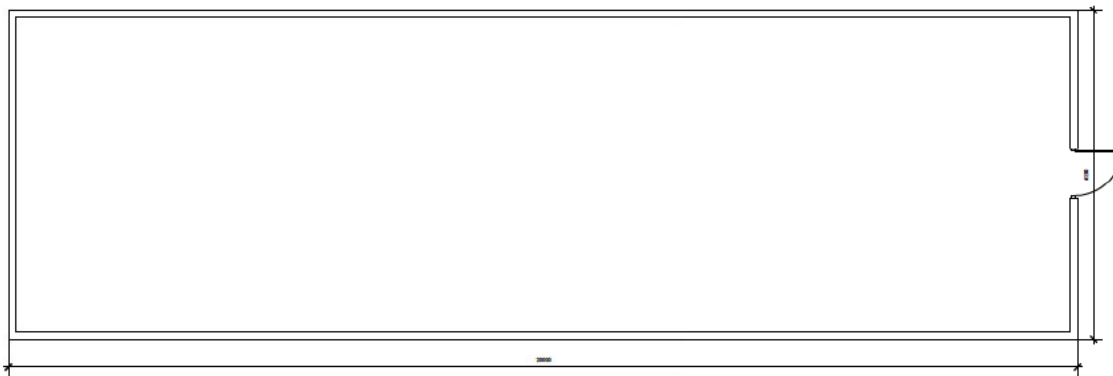
Side 1 Elevation



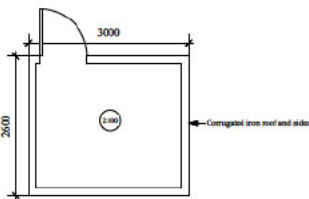
Side 2 Elevation



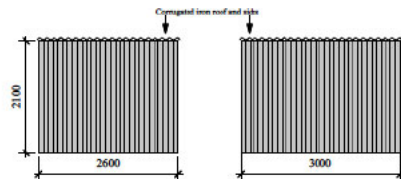
Rear Elevation Outbuilding 1



Existing Plan of Outbuilding 1

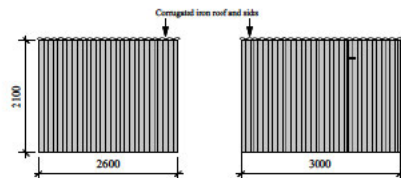


Existing Plan of Outbuilding 2



Side 1 Elevation

Rear Elevation



Side 2 Elevation

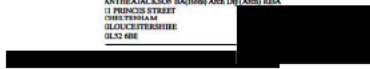
55 Front Elevation

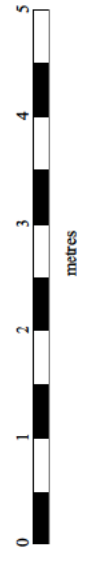
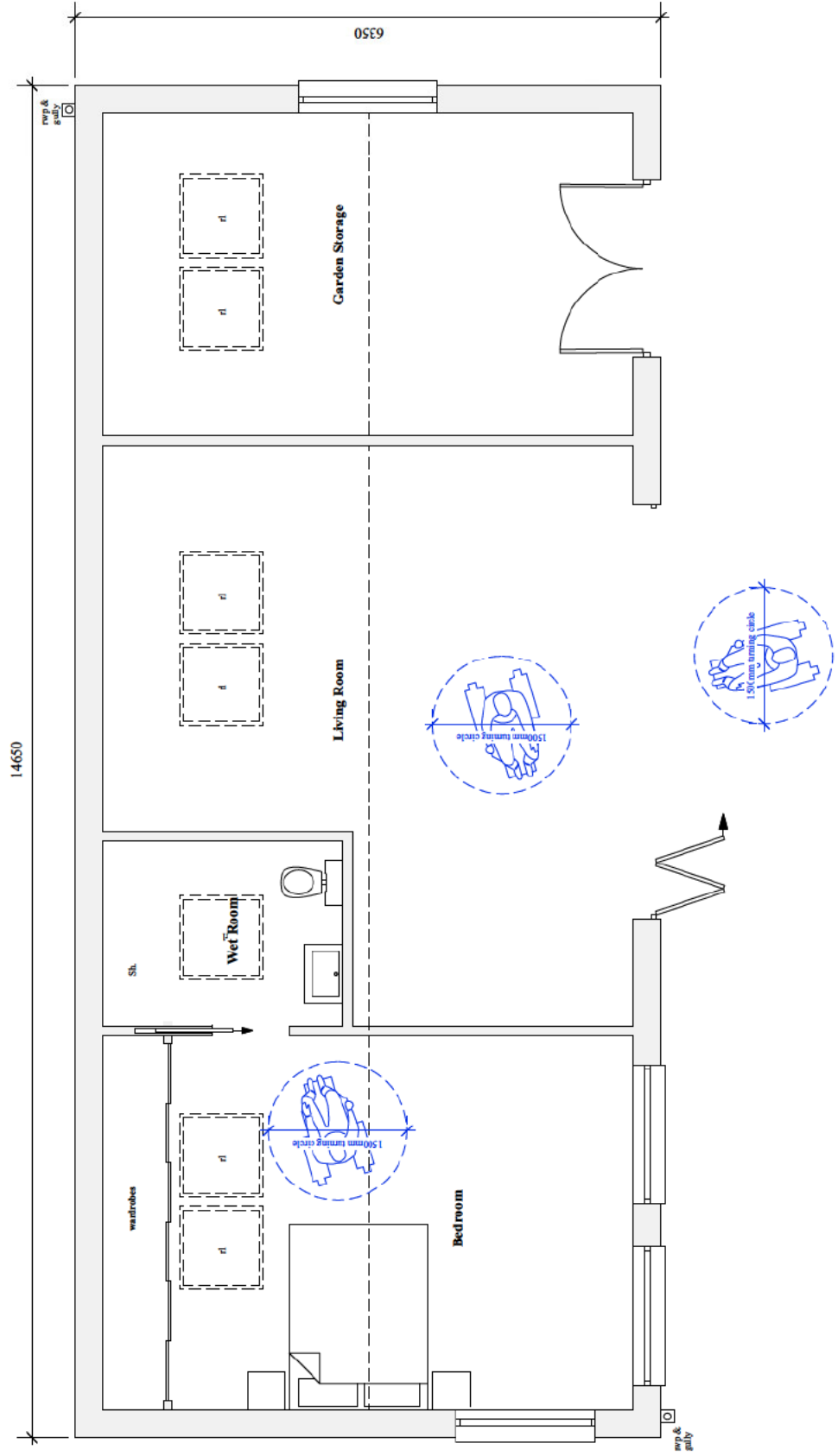
Elevations for Outbuilding 2



Aj Architects Ltd.

PROJECT	PROJECT NO.
Elm Garden's, Badgeworth Road, Cheltenham, Glos GL51 6TF	22/786
SCALE	
Existing Outbuildings	1:50 @ A1
DATE	
1:00	Oct. 2022
ANTHEA JACKSON (A)Arch (The Architects)	
1 PRINCIPAL STREET GLOUCESTERSHIRE GL52 6BE	





Aj Architects Ltd.

PROJECT: **Elm Garden's,**
Badgeworth Road,
Cheltenham,
Glos GL51 6TF

PROJECT NO. **22/786**

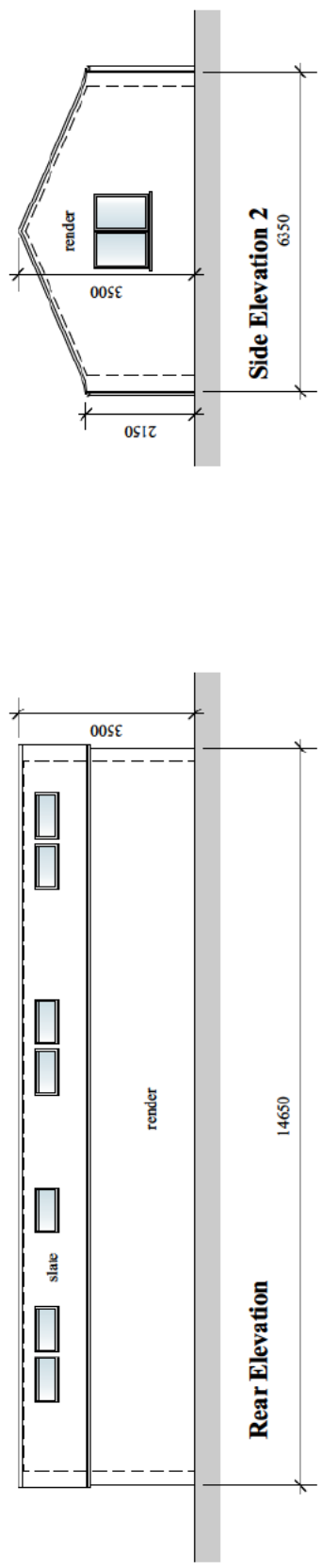
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SCALE **1:50 @ A3**

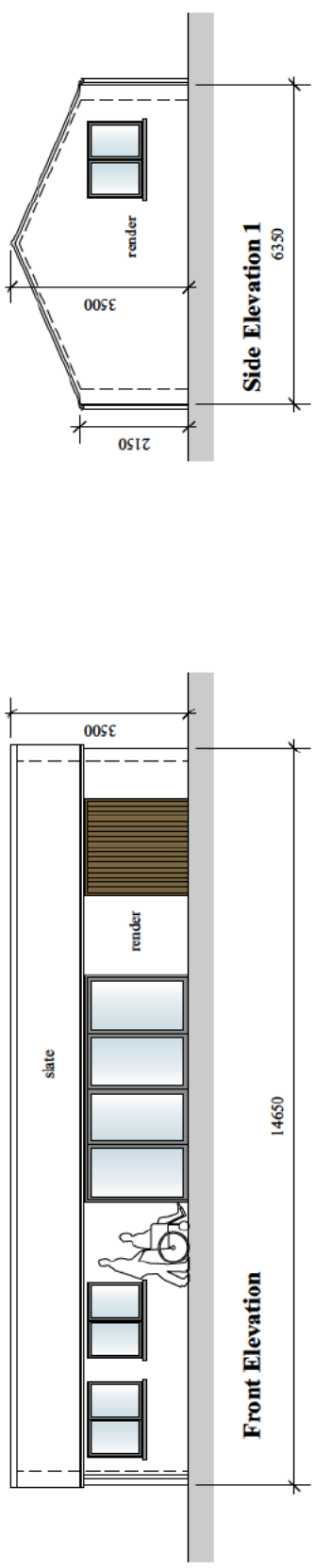
DRAWING NO.	REVISION	DATE
200	(A)	Oct. 2022

ANTHEA JACKSON BA(Hons)/Arch Dip (Arch) RIBA
 11 PRINCES STREET
 CHELTENHAM
 GLOUCESTERSHIRE
 GL52 6BE

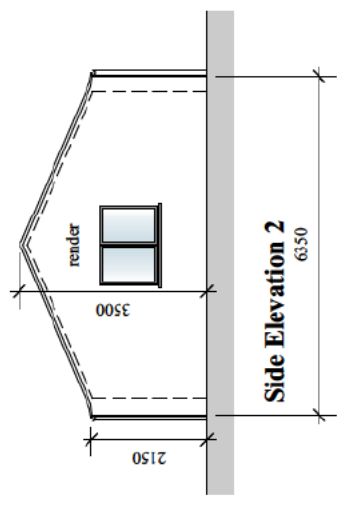
Ground Floor Plan



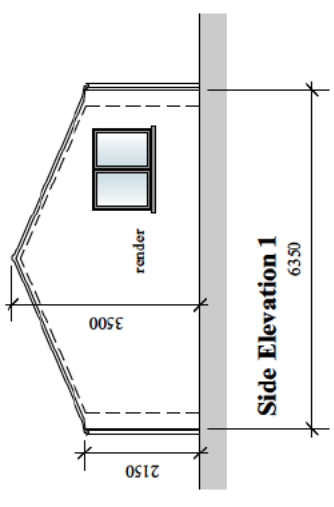
Rear Elevation



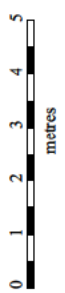
Front Elevation



Side Elevation 2



Side Elevation 1



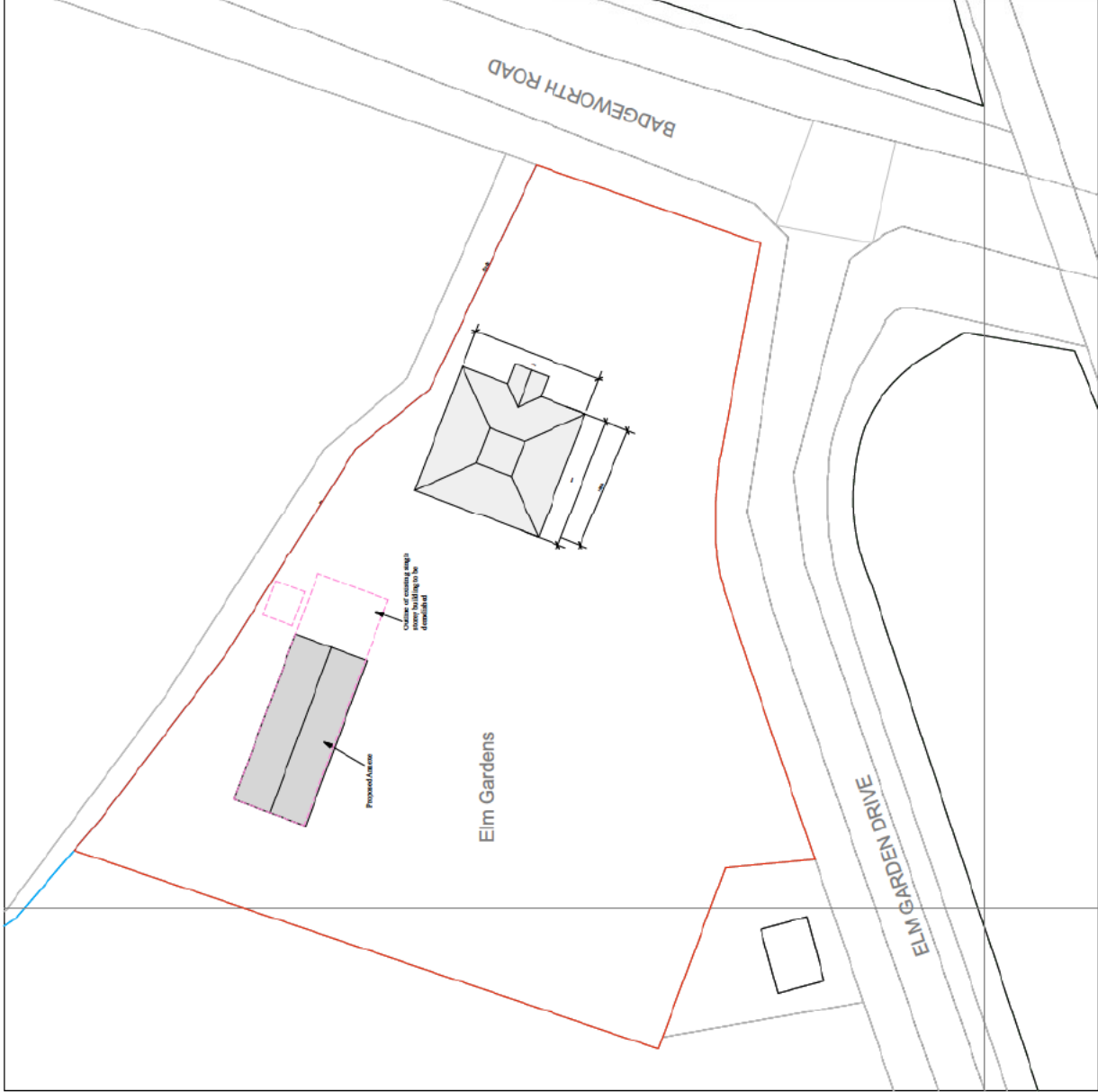
Aj Architects Ltd.

PROJECT	PROJECT NO.
Elm Garden's, Badgeworth Road, Cheltenham, Glos GL51 6TF	22/786
DRAWING TITLE	SCALE
Proposed Elevations	1:100 @ A3

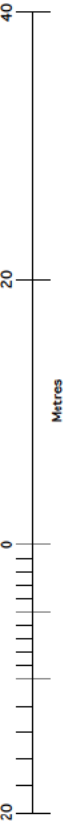
DRAWING NO.	REVISION	DATE
210	(A)	Oct. 2022



ANTHEA JACKSON BA (Hons) Arch Dip (Arch) RIBA
 11 PRINCES STREET
 CHELTENHAM
 GLOUCESTERSHIRE
 GL52 6BE



Block Plan
scale 1:200



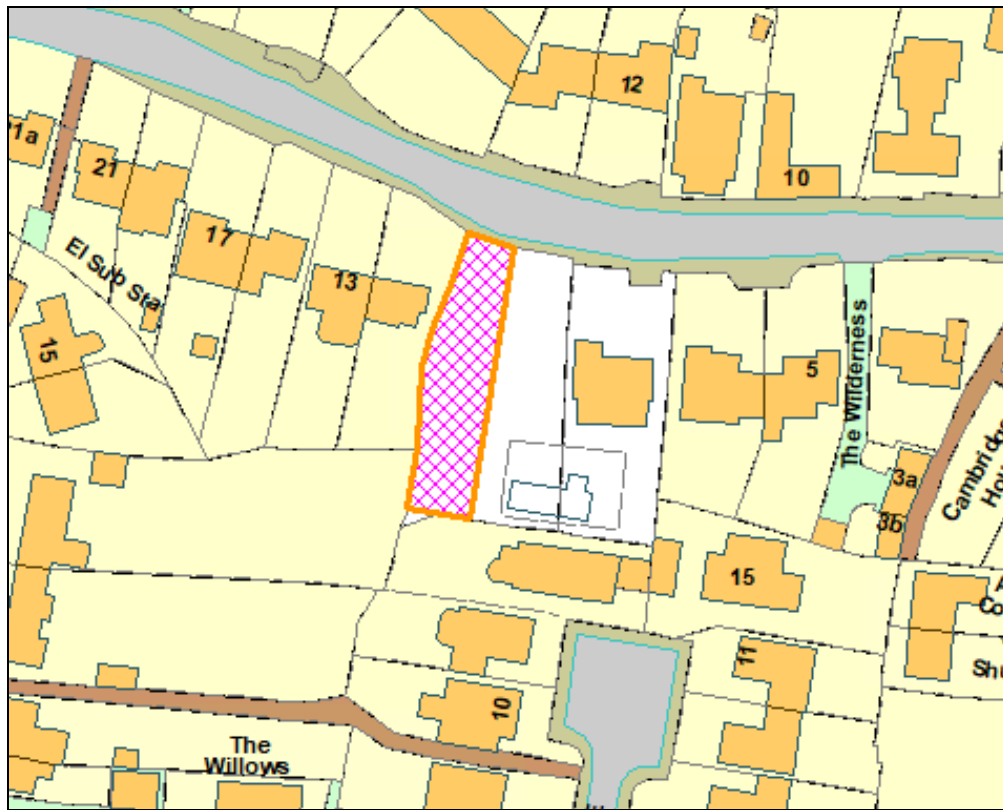
NUMBER	210	REVISION	(N)	DATE	Oct. 2022
ANTHONY JACKSON ARCHITECTS (UK) LTD 11 BURNHAM ROAD GLOS G15 1 6TF					
PROJECT Proposed Block Plan					

Aj Architects Ltd.
 Elm Gardens,
 Badgeworth Road,
 Cheltenham,
 Glos GL51 6TF
 PROJECT
 Proposed Block Plan
 SCALE
 1:200 @ A1
 REFERENCE
 22/786

Planning Committee

Date	20 June 2023
Case Officer	James Stanley
Application No.	23/00240/FUL
Site Location	9B Beckford Road, Alderton
Proposal	Erection of a first floor rear extension and installation of a rear roof dormer
Ward	Winchcombe
Parish	Alderton
Appendices	Site location plan Existing and Proposed Block Plan Existing Elevations Proposed Elevations
Reason for Referral to Committee	Objection from Alderton Parish Council
Recommendation	Permit

Site Location



1. The Proposal

Full application details are available to view online at:

<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RR8UAIQDG7L00>

- 1.1 This application seeks to erect a first-floor rear extension to be constructed out of matching materials and install a rear dormer window.

This application was deferred for a site visit at the May Planning Committee meeting.

2. Site Description

- 2.1 This application relates to 9b Beckford Road, a two-storey, detached dwelling constructed out of stone. The dwelling is located within the village of Alderton on a road consisting of buildings which vary in design, use, and construction materials. The site is located within the Special Landscape Area and is within 50 metres of a listed building.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
19/00590/FUL	Demolition of existing bungalow and erection of replacement two storey dwelling with attached single garage, and provision of associated hard and soft landscaping.	PER	09.10.2019
19/01009/FUL	Erection of 2 No. two storey semi-detached dwellings and provision of associated vehicular access and parking areas and hard and soft landscaping	PER	22.04.2020
20/01282/FUL	Erection of 2 No. two storey detached dwellings and provision of associated vehicular access and parking areas and hard and soft landscaping (revised application following approval of application reference 19/01009/FUL).	PER	07.05.2021

4. Consultation Responses

Full copies of all the consultation responses are available online at

<https://publicaccess.tewkesbury.gov.uk/online-applications/>.

4.1 Alderton Parish Council – Objection on the following grounds:

- The proposal is an inappropriate and appalling design, and which affectively creates visually a three-storey building to the rear.
- Out of character with the village vernacular.
- Materials proposed are not in keeping with surrounding properties.
- The proposed rear extension will be overbearing on neighbouring properties; especially No.11 Beckford Road and the bungalow No.14 Ellenor Drive.
- The existing dwelling has already removed the previously proposed garage and thereby reducing parking. Leaving a maximum of 2 parking spaces which we consider insufficient for a 4-bedroom property particularly given the awkward shape and shared nature of the drive. As Alderton is an increasingly car dependant

- community.
- The design and mass of the proposal is bulky and awkward creating a dominant and unsympathetic addition to the dwelling.

4.2 Conservation Officer – No objection.

4.3 Building Control – The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

5. Third Party Comments/Observations

Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

5.1 The application has been publicised through the posting of site notices and neighbour notification letters for a period of 21 days.

5.2 8 letters of representation have been received, all of which are letters of objection on the following grounds:

- Loss of amenity to neighbouring gardens and habitable rooms
- Proposal is out of keeping with the other houses in the village.
- The rear dormer would be a blot on the landscape and does not respect the appearance of the surrounding area.
- It would set a precedent for other properties.
- The extra bedroom would increase the likelihood of more occupants owning cars and the application makes no provision for more parking as it does not have the capability to sustain this.
- Would block the views of the church tower clock and the early morning sunrise.
- Unsympathetic to the original building.
- Would detract from the property value of surrounding dwellings.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

Planning (Listed Buildings and Conservation Areas) Act 1990 – Sections 66 of the Act prescribes a general duty that, in considering whether to grant planning permission, special attention be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

- Policy SD4 (Design Requirements)
- Policy SD6 (Landscape)
- Policy SD8 (Historic Environment)
- Policy SD14 (Health and Environmental Quality)

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022

- Policy RES10 (Alteration and Extension of Existing Dwellings)
- Policy HER2 (Listed Buildings)
- Policy LAN1 (Special Landscape Areas)
- Policy TRAC9 (Parking Provision)

6.5 Neighbourhood Plan

Alderton Neighbourhood Development Plan – 2011-2031

7. Policy Context

- 7.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 7.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 7.3** The relevant policies are set out in the appropriate sections of this report.
- 7.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

8. Evaluation

Design and Visual Amenity

- 8.1** JCS Policy SD4 of the Joint Core Strategy sets out requirements for high quality design while TBLP Policy RES10 provides that development must respect the character, scale and proportion of the existing dwelling and the surrounding development.

- 8.2** The proposal consists of a two-storey extension that would be constructed over the existing single storey rear area of the dwelling. The proposed extension would have a part catslide roof which would accommodate the box dormer extension. The second-floor extension would be constructed from coursed stone to match the existing building, the box dormer would be clad in standing seam metal cladding. The design of the extension is utilitarian in appearance and due to the limited space on the existing roof slope would create an awkward relationship between the box dormer and the roof of the proposed second floor extension. Whilst this relationship is not ideal in design terms the extension would be viewed from a limited number of public vantage points, the majority of which being within private residential gardens and dwellings.
- 8.3** Officers have sought to negotiate the design with the applicant, differing approaches have been explored, such as a flat roof extension. Whilst the current proposal is not ideal in design terms any harm to the existing building, and to the wider area, is tempered given its lack of prominence and location on the rear of the property.
- 8.4** It is therefore judged that, on balance, the visual amenity of the area and the character and appearance of the street scene would not be unduly harmed, and the proposal would comply with the requirements of Policy RES10 of the TBLP and Policy SD4 of the JCS in this instance.

Effect on the Living Conditions of Neighbouring Dwellings

- 8.5** Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Policy RES10 of the TBLP provides that extensions to existing dwellings should not have an unacceptable impact on adjacent property and residential amenity.
- 8.6** The proposed extension would not breach the 45-degree code from either of the neighbouring dwellings nearest habitable rooms. Due to this, there would be no undue harm to the neighbouring dwellings with special regard to loss of light or overbearing impacts.
- 8.7** The first-floor rear windows would be moved approximately 2 metres towards the rear of the site. This would result in the distance to the rear of the curtilage of the dwelling being approximately 22 metres from these windows. From the proposed dormer windows the distance would be approximately 25 metres to this boundary.
- 8.8** Due to the distance to the dwelling of 14 Ellenor Drive at the rear of the dwelling, there would be no undue harm in regard to overlooking and loss of privacy.
- 8.9** There is already a degree of overlooking of the rear gardens of the neighbouring dwellings of 9a and 11 Beckford Road. The new windows would not intensify this to an unacceptable level where undue harm would be caused.
- 8.10** The impact of the proposal upon neighbouring properties has carefully been assessed and it is considered that there would not be an undue impact upon their amenity in accordance with Policy RES10 of the TBLP and Policy SD14 of the JCS.

Effect on the Surrounding Landscape

- 8.11** TBLP Policy LAN1 requires that any development within the Special Landscape Area must not adversely affect the quality of the natural and built environment or cause harm to the features of the landscape character which are of significance and JCS Policy SD6 seeks to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.
- 8.12** The effects that the proposed works would have on the Special Landscape Area have been carefully assessed and it is considered that it would not adversely affect the landscape that is found within and surrounding the Special landscape Area and complies with the requirements of Policy LAN1 of the TBLP and Policy SD6 of the JCS.

Parking Provision

- 8.13** TRAC9 of the TBLP states that proposals that generate demand for car parking spaces should be accompanied by appropriate evidence which demonstrates that the level of parking provided will be sufficient.
- 8.14** The proposal seeks to increase the number of bedrooms from 3 to 4. As set out in the Gloucestershire Manual for Streets October 2021 Addendum, a 4 bedroom dwelling must be able to provide at least 2 external car parking spaces.
- 8.15** When the dwelling was originally permitted through application 20/01282/FUL, it was demonstrated that the dwelling could accommodate for at least 2 external car parking spaces.
- 8.16** As there are no proposed changes to the external parking, it is deemed that there is a sufficient level of parking at the dwelling for the proposed number of bedrooms. Therefore, the proposal complies with Policy TRAC9 of the TBLP.

Impact upon the Heritage Asset

- 8.17** Policy SD8 of the JCS and Policy HER2 of the TBLP state that any development within the setting of a Listed Building must not have an adverse impact upon those elements which contribute to their special architectural or historic interest, including their settings.
- 8.18** Due to the proposed being sited to the rear of the dwelling, there would be no harm caused to the setting of 10 Beckford Road, a Grade II Listed Building. The Council's Conservation Officer has been consulted and raises no objection to the proposal in terms of impact upon any designated assets. Therefore, the proposal would comply with Policy SD8 of the JCS and Policy HER2 of the TBLP.

Other Matters

- 8.19** The comments received through the letters of representation have been noted, however, the impact the proposal may have on the value of neighbouring dwelling and the views that it may block are not material planning considerations.

9. Conclusion

- 9.1 It is considered that the proposal would not be unduly harmful to the appearance of the existing dwelling nor the surrounding area and it would not result in an unacceptable loss of residential amenity to neighbouring dwellings. Adequate parking would also be provided. In reaching this conclusion the general duty prescribed in Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act has also been taken into account and discharged with regard to giving special attention to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

10. Recommendation

- 10.1 The proposal accords with relevant policies as outlined above, it is therefore recommended the application be **permitted**.

11. Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following documents:

- Drawing Numbers 1191/PL01 (Site Location Plan), 1191/PL02 (Existing & Proposed Block Plans), 1191/PL06 (Proposed First Floor Plan), 1191/PL07 (Proposed Second Floor Plan), and 1191/PL08 (Proposed Elevations) received by the Local Planning Authority on 09.03.2023.

Except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

- 3 The materials to be used in the construction of the external surfaces of the proposed development shall match those used in the existing dwelling unless otherwise stated on the hereby approved documents.

Reason: To ensure that the proposed development is in keeping with the exiting dwelling.

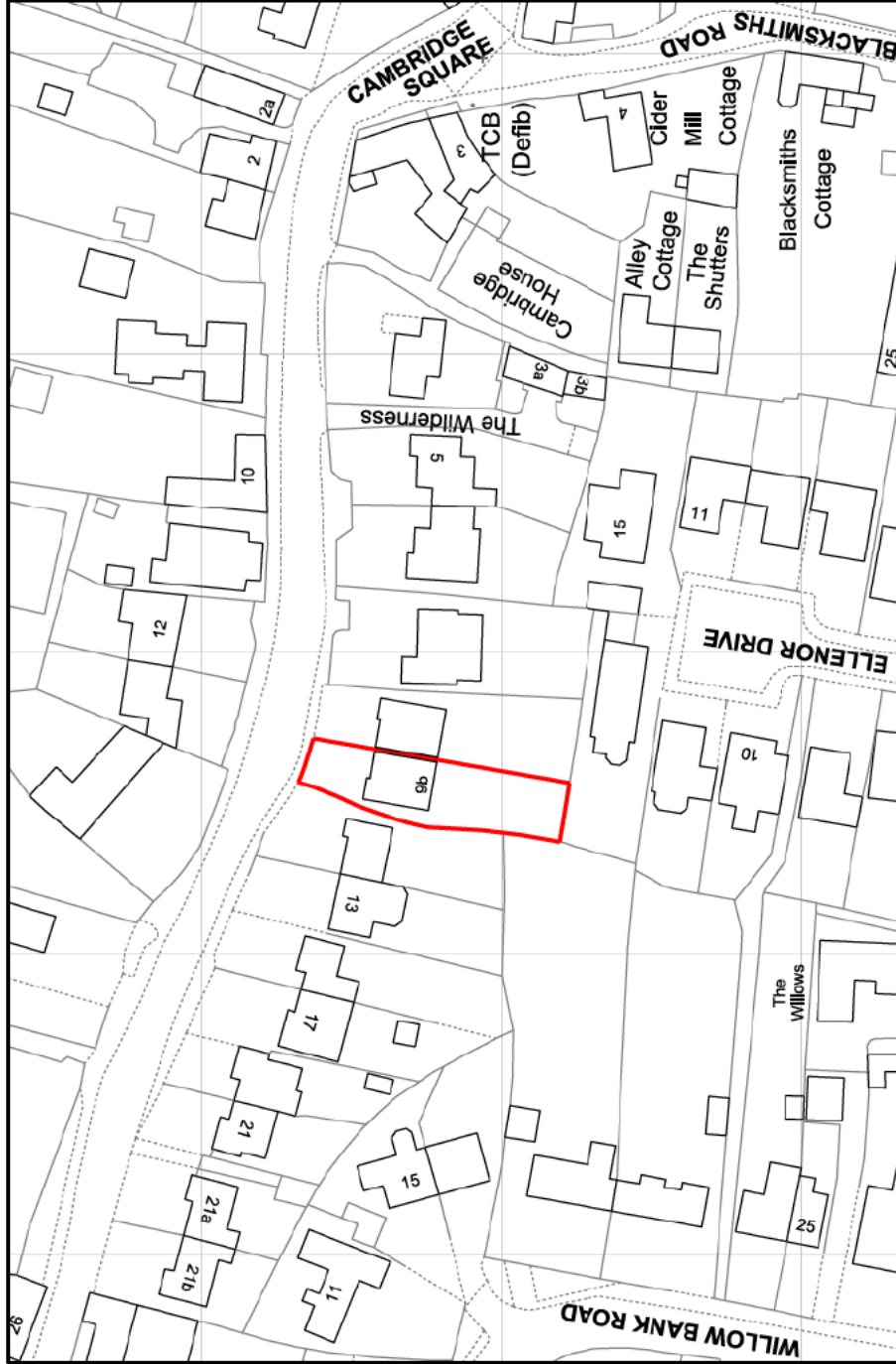
12. Informatives

- 1 In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing the to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

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 E: aa@aston-architectural.co.uk Tel: 0795857262

rev.	date	description



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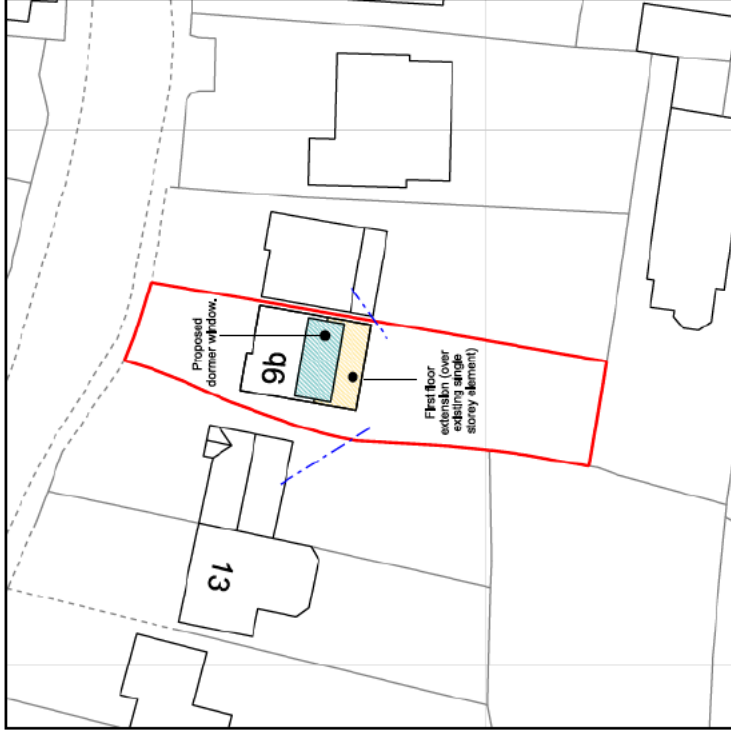
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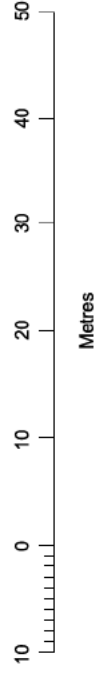


Existing Block Plan



Proposed Block Plan

--- 45 deg sunlight line (taken from the centre point of the nearest window serving a habitable room)



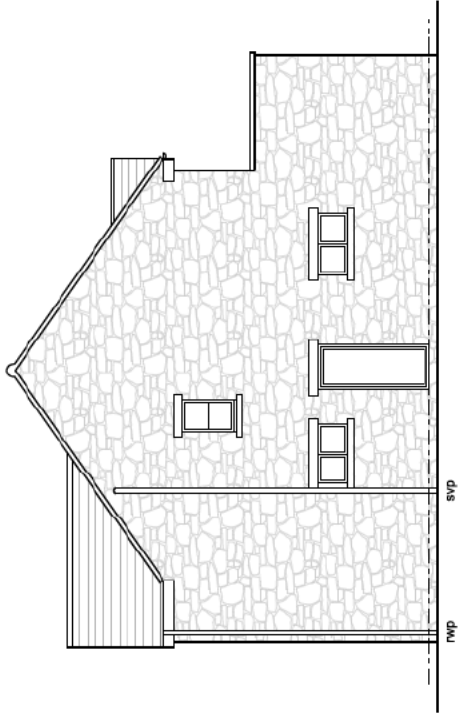
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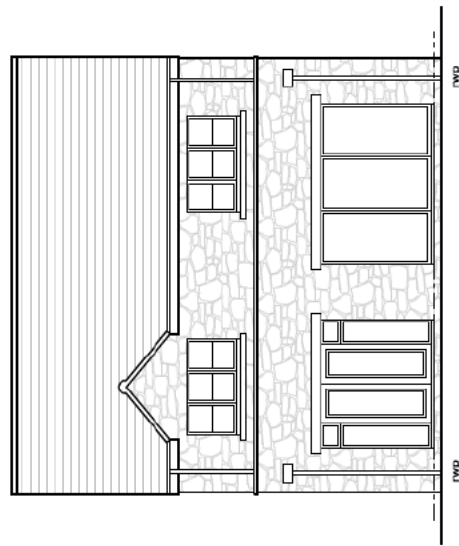
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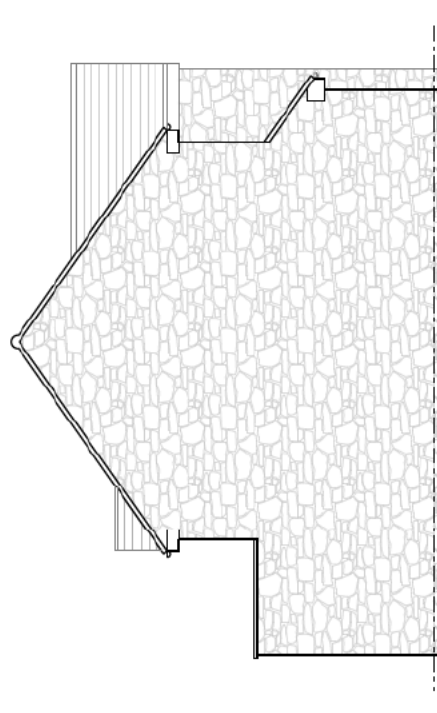
Existing Front / North Elevation



Existing Side / West Elevation

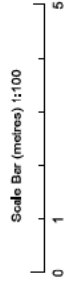


Existing Rear / South Elevation



Existing Side / East Elevation

- Materials Legend: Generally**
- Randomly coursed stone walls.
 - Slate tiled roof / EPDM flat roof.
 - Casement windows.



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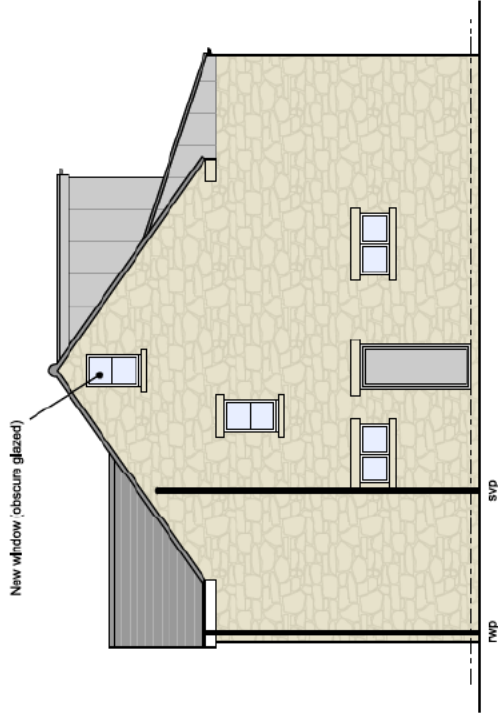
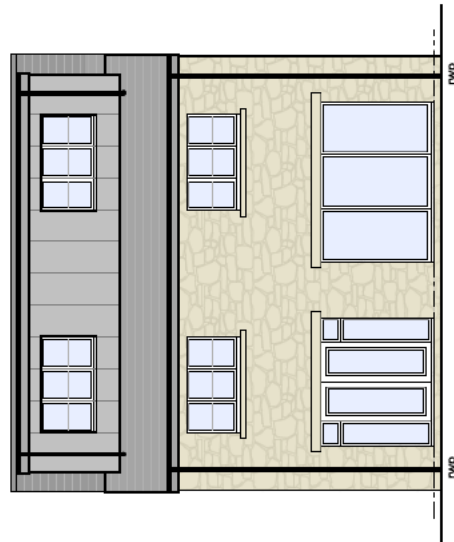
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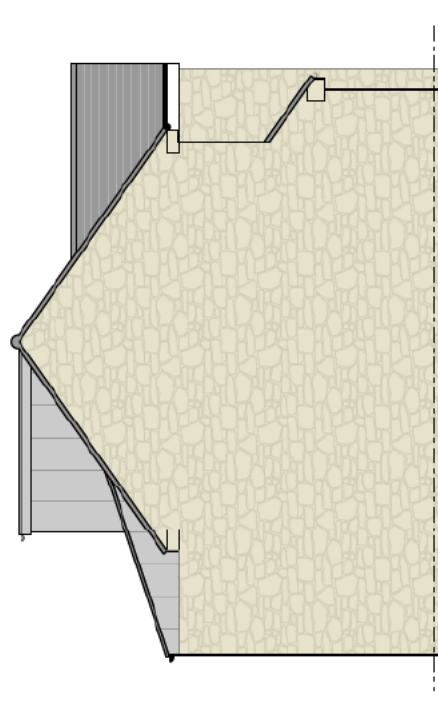
Existing Front / North Elevation

To remain unaffected by the proposals

Proposed Rear / South Elevation



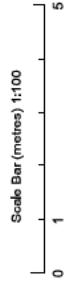
Proposed Side / West Elevation



Proposed Side / East Elevation

Materials Legend: Generally

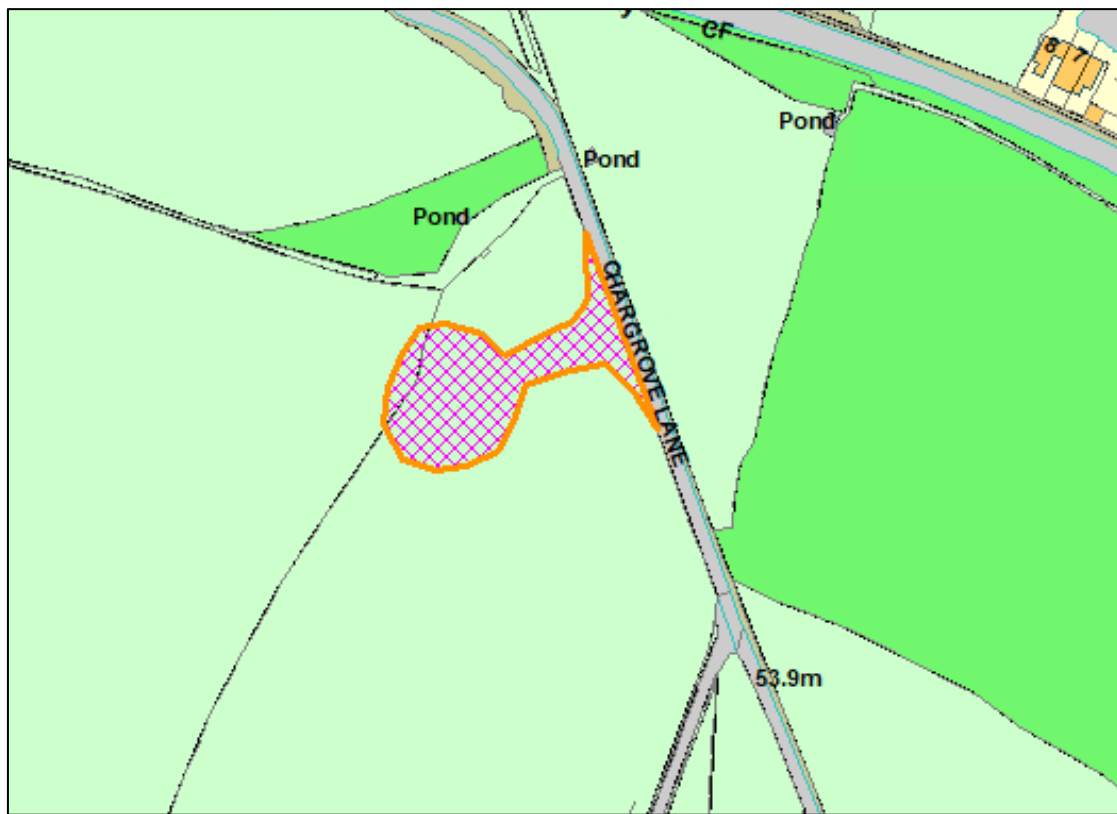
- Randomly coursed stone walls.
- Standing seam metal cladding.
- Slate tiled roof / EPDM flat roof.
- Casement windows.



Planning Committee

Date	20 June 2023
Case Officer	Frank Whitley
Application No.	22/01375/FUL
Site Location	Part Parcel 8019, Chargrove Lane, Up Hatherley
Proposal	Agricultural access and hardstanding (amended description)
Ward	Shurdington
Parish	Shurdington
Appendices	Site Layout Plan (amended) 21-0468-SK04D Site location plan (amended) 21-0468-SK03B Swept Path Analysis 15.4m articulated vehicle 21-0468- SP04B Landscaping Plan (amended)- SPALP Landscape Plan Rev.B 2 x CGI's
Reason for Referral to Committee	The application has been called in by a Council Member within 21 days of being notified of the application
Recommendation	Refuse

Site Location



1. The Proposal

Full application details are available to view online at:

<https://publicaccess.tewkesbury.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

- 1.1 The application seeks planning permission for an agricultural access and hardstanding (amended description).
- 1.2 **This application was deferred at the May Planning Committee to allow for consideration of additional landscaping. Amended plans have now been received and are being assessed. An update will be provided at Committee.**

2. Site Description

- 2.1 The application site is in a grassed field approximately 130m south of Up Hatherley Way which bounds the built up area of Cheltenham.
- 2.2 The application site is on the edge of Chargrove Lane in a grass field formerly associated with the farm at South Park immediately to the south. The group of buildings of South Park comprises a dwelling, and former traditional farm buildings, now permitted for residential conversion to three dwellings under planning permission 21/01387/FUL. Since there are now no agricultural buildings to serve the farm, the track leading to South Park has now become solely for domestic purposes. The grassed field now forms part of a tenanted holding around South Park of @80 acres. It is understood this grazing land, forms part of a wider agricultural holding dispersed across Gloucestershire. Cattle are housed indoors during the winter near Woolstone, and between 30-90 animals would be turned out on the South Park land following a first cut of hay. Cattle would then be removed at the end of the summer months.
- 2.3 The proposal is to form a new opening in the roadside hedgerow between Chargrove Lane Nature Reserve (to the north) and the fork in the road which leads to South Park (to the south). Inside of the new opening, an entrance splay would be formed connecting to a circular area of hardstanding ('the turning circle'), large enough for articulated vehicles to turn around, and exit onto Chargrove Lane in forward gear. The furthest edge of the hardstanding would extend @80m into the field from the edge of Chargrove Lane.
- 2.4 The hardstanding would be used to unload and collect cattle.
- 2.5 The proposed development would require the removal of 60m of roadside hedgerow. The turning area is proposed to be surfaced with Cotswold crushed stone, though it is unclear if this material is proposed for the entrance splay.
- 2.6 The application site is within the Green Belt, though not within any other designated land classification.

Background

- 2.7** It should be brought to Members' attention that the application has been amended twice since first submission. As originally submitted, the proposal was for a new entrance splay, turning circle and adjacent cattle handling pen. Shurdington and Up Hatherley Parish Council's comments, consultation responses, and public representations relate to this original submission. After submission of the first and second application amendments, there was no further consultation. Subsequent representations where received, are also set out and explained below.
- 2.8** Due to landscape impact concerns, the handling pen, and the turning circle were removed from the application as first submitted. The amended application left the entrance splay and gate only. Concerns were raised at this time by the case officer this would result in articulated vehicles being unable to depart in forward gear, instead having to reverse onto the highway. The second amendment to the application re-introduced the turning circle, in order for articulated vehicles to depart in forward gear.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
21/01387/FUL	Restoration of existing farmhouse and conversion of existing barns to provide three new dwellings and associated landscaping and infrastructure.	permit	20 April 2022

4. Consultation Responses

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

4.1 Shurdington Parish Council- objection

Shurdington Parish Council's policy is not to support any development within the Green Belt and this proposal is completely detrimental to the surrounding area. The Council note the many objections submitted to this application.

4.2 Up Hatherley Parish Council- objection

Case Officer note: the application site is within Shurdington Parish Council area

Our objections mirror those already sent in by concerned local residents so there seems little point in duplicating them. We would add, however, that building any substantial roads in our precious Green Belt will only encourage builders and speculators to continue chipping away at our precious rural heritage. Bearing this in mind we urge you to carefully consider the size of the proposed development and whether it is really necessary in the form which it has been presented.

4.3 Ecology -no objection subject to condition

Case officer note: The consultation response incorrectly refers to 30m roadside hedgerow being removed. The actual distance is @60m.

No ecology information was provided however our comments relating to this application is provided below.

The site is located adjacent to Chargrove Lane Nature Reserve. Suitable mitigation for the protection of trees associated reserve including RPZ has been considered and indicate that the proposals would not impact these trees.

The proposals show that 30m of hedgerow is to be removed to facilitate the development. The landscape plans show new hedgerow planting of native species to be included within the proposals which are welcomed. Hedgerows should be removed outside the bird nesting season, outside the period between March and August. Where this is not possible a suitably qualified ecologist should be present to undertake a nesting bird check prior to hedgerow clearance. If an active nest is recorded the nest should be left undisturbed with an appropriate buffer (usually 5m) until the chicks have fledged.

Great crested newts (GCN) are recorded locally within the surrounding area. However, in this case, impacts to GCN habitat is limited and the proposals are unlikely to impact GCN as the hedgerow closest to the road does not appear to be in a favourable condition to support terrestrial GCN due to their gappiness and lack of hedge structure. However, GCN should be considered and hedgerow removal should take place during the breeding season for GCN (March/April-June), when newts are likely to have moved to their breeding ponds.

4.4 Highways Officer- no objection

The application seeks to install a new agricultural access from Chargrove Lane, which will serve existing agricultural land. The application site relates to agricultural land situated approximately 1.5km to the north of Shurdington and 3.5km to the southwest of Cheltenham town centre. Layout of the development proposal indicates that there is adequate space for vehicles to manoeuvre about the site and leave in a forward gear. The proposed access also includes suitable visibility splays for vehicles accessing or egressing the site with 26.1m and 33.73m visibility splay towards the southbound and northbound directions, respectively, which is appropriate for the measured 85th percentile.

4.5 Environmental Health- no objection

In terms of noise/disturbance/odour there are no concerns from an EH perspective given it already has agricultural permission.

5. Third Party Comments/Observations

Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

5.1 35 objections have been received, is summary:

Case Officer note: Representations made specifically in relation to the cattle handling pen are omitted since that part of the development has been removed from the application.

- 5.2
- Important to protect the rural aspect of the lane and leave quiet areas for walkers, cyclists and joggers
 - Moving cattle does not need lorries and permanent pens
 - Farmland needs protecting
 - Site is too close to Perry Pear Orchard
 - Excessive removal of hedgerow, harm to wildlife
 - Hazard to walkers, children, footpath nearby is used to access cricket pitch
 - Proximity to Chargrove Nature Reserve
 - Out of keeping with the quiet pastoral character of Chargrove Lane
 - Open land will be scarred by hard surfacing area
 - Harm to Green Belt
 - Concerns about proposed use of chemical herbicides and risk to people and wildlife, and nearby Nature Reserve
 - Scale of development completely out of proportion for the needs of occasional cattle moving
 - No agricultural justification for this scale of development
 - Industrial type development incongruous in rural landscape
 - The land and local footpaths are well used by local residents
 - Precursor to much larger and more intrusive commercial use of the land
 - Speculation about future housing
 - There is already an access to the farm
 - Loss of Victorian iron parkland railings on side of Chargrove Lane
 - Agricultural benefits are over-stated
 - Cattle were previously loaded in South Park farmyard
 - There are still other access alternatives which could be used instead
 - Application brings into question the former yard at South Park was actually redundant to justify residential conversion
 - TB testing in area is done on a 6 month cycle. Cattle would not be present at Chargrove Lane for more than 6 months, so TB testing argument is flawed. Can be tested at Woolstone instead.
 - Chargrove Lane too narrow for HGVs.
- 5.3 One further representation has been received in relation to the current amended scheme, in summary:
- Successive revisions have merely withdrawn detail
 - Juggernaut scale entrance into this most sensitive and viewed area of the Green Belt
 - Would facilitate the comprehensive development of these fields

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

SD5 (Green Belt)
SD6 (Landscape)
SD14 (Health and Environmental Quality)

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBP) – Adopted 8 June 2022

GRB1 (Green Belt Review)
EMP4 (Rural Employment Development)
LAN2 (Landscape Character)
AGR1 (Agricultural Development)

7. Policy Context

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.

7.2 The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans

7.3 The relevant policies are set out in the appropriate sections of this report.

7.4 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

8.0 Evaluation

Main Issues

- Principle of Development
- Green Belt
- Impact to the character and setting of the landscape and rural area
- Agricultural justification
- Highways
- Ecology

Principle of Development

8.1 In principle, the NPPF seeks to support a prosperous rural economy, and seeks to support the growth and expansion of all types of rural businesses. At the same time, the NPPF also recognises the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

8.2 The principle of agricultural related development is considered to be acceptable in principle in such rural areas, though in this case, the proposed development is subject to further determining criteria set out below.

Green Belt

- 8.3** According to the NPPF, the aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Amongst other purposes, the Green Belt assists in safeguarding the countryside from encroachment. Inappropriate development is by definition harmful to the Green Belt. The NPPF states that buildings for agricultural development are not inappropriate as are engineering operations providing they preserve openness of the Green belt. In this case, no new buildings are proposed however the works would constitute an engineering operation. Accordingly, it is not considered that the proposed development would have any impact upon the openness of the Green Belt. Neither would there be any conflict with the adopted JCS, or the adopted TBP in as far as they are relevant to protecting the Green Belt. (Policies SD5 (Green Belt) and GRB1 (Green Belt Review)).

Impact to the character and setting of the landscape and rural area

- 8.4** Although not formally designated, the landscape within which the application site is situated, is considered to have an attractive character. Chargrove Lane passes through pasture land, enclosed by traditional field margins, hedgerow, trees and small pockets of woodland. Apart from there being glimpses of the built-up area of Cheltenham to the north, the immediate area appears undeveloped and rural. Policy SD6 (Landscape) of the adopted JCS states that development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being. Further, proposals will have regard to the local distinctiveness and historic character of the different landscapes in the JCS area. All applications for development will consider the landscape and visual sensitivity of the area in which they are to be located.
- 8.5** The Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis (2013) is relevant. According to Compartment C3 (South Park) of the Assessment, the application site is in an area of medium sensitivity where the rural character has predominantly been maintained, and intimate, historic/traditional features have endured. Of particular note, C3 states that views of the built form (Cheltenham) are *softened by boundary trees, and the compartment provides amenity value for local residents - the public footpaths and Chargrove lane are well used by dog walkers and joggers*. Further, C3 makes specific reference to *sporadically treed meandering stream; large traditional orchard; parkland features at South Park (including landmark pines, traditional metal fencing, and buildings which lend time-depth to the zone); medium sized fields; and hedge boundaries of predominantly good condition*.
- 8.6** Policy LAN2 (Landscape Character) of the TBP states that all development must be appropriate to, and integrated into, their existing landscape setting.
- 8.7** Plainly, the application site is within an attractive rural area of landscape value, even though not formally designated.
- 8.8** Policy SD14 (Health and Environmental Quality) seeks to ensure that high quality development protects and improves environmental quality. Further, SD14 states that new development must cause no unacceptable harm to local amenity. Based on the representations received, Chargrove Lane and its nearby network of paths are cherished by the local community for their combined amenity value. The loss of hedgerow, creation of hardstanding and turning circle would impact upon the enjoyment of the area, and thus provide some weight against the development.

- 8.9** The application proposes the removal of approximately 60m roadside hedgerow, together with iron railings, specifically mentioned in the Landscape Characterisation Assessment and Sensitivity Analysis. Although a planted hedgerow would in time grow and re-form around the entrance splay, the loss of this extent of hedgerow is considered excessive in terms of harm to the character of the rural area and landscape quality. Further, the significant hard surfaced entrance splay and significant hard surfacing of the turning circle would appear incongruous when viewed by pedestrians, cyclists and from vehicles using Chargrove Lane in the context of the attractive green pastoral setting.
- 8.10** As a point of clarification, the case officer draws Members's attention to the now superseded landscaping details submitted with the original application. At this stage a cattle pen was also proposed. The landscaping plan shows the proposed new track would pass through the western hedge boundary of the field into which the access would be created. Both the cattle pen and turning circle were proposed on the far side (ie western side of this hedge). In the current amended plan, the cattle pen is omitted, and the turning circle is proposed inside the hedge boundary (ie to its east). In the case officer's opinion, any benefits from not removing part of the western hedge boundary, are offset by the increased visibility of the turning circle when viewed from Chargrove Lane.
- 8.11** For the above reasons, and having regard to the Landscape Character Assessment, the development is contrary to SD6 and SD14 of the adopted JCS and Policy LAN2 of the adopted TBP.

Agricultural Justification

- 8.12** It is acknowledged there is some justification for the development in terms of its contribution to the agricultural business. The development would facilitate the efficient rotation of cattle on the land holding and contribute to rural employment. In principle, the development accords with Policy EMP4 (Rural Employment Development) of the adopted TBP where it states that proposals for new agricultural development will be supported. However compliance with EMP4 is also subject to consideration of Policy AGR1 of the adopted TBP.
- 8.13** Policy AGR1 (Agricultural Development) states that proposals for new agricultural development will be permitted provided that (amongst other things):

The proposed development is well sited in relation to existing buildings, access tracks, ancillary structures and works, and landscape features in order to minimise adverse impact on the visual amenity of the rural landscape paying particular regard to Areas of Outstanding Natural Beauty and Special Landscape Areas.

- 8.14** Having regard to the requirements of Policy AGR1, it is noted the development appears conspicuously detached from existing agricultural development. The nearest buildings are at South Park, which in any event are now entirely residential. Further, as noted above, the immediate area comprises valued landscape features as set out in the Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis. It is considered the development would harm the character of the rural setting, and cause unacceptable and unwarranted landscape harm. For these reasons there is a significant level of conflict with Policy AGR1, which in turn creates conflict with Policy EMP4.

Highways

- 8.15** It is noted that County Council Highways has not objected to the development. However the absence of a Highways objection in this case does not warrant unacceptable development from occurring.

Ecology

- 8.16** There is no evidence of ecological harm. The Council's ecological consulted has considered and expressed no objection to the development. No response has been received from the Council's Tree Officer. Even so, the loss of roadside hedgerow is considered to contribute to visual harm and to the loss of amenity of the area.

Benefits

- 8.17** The development would provide some, albeit very limited economic benefits during construction phase and in terms of sustaining employment in the agricultural business sector.

Harms

- 8.18** The proposed development appears isolated from existing agricultural development and would harm the character and setting of the rural area and landscape, which is cherished in the local community for its amenity value.

Neutral

- 8.19** The development would not give rise to unacceptable levels of harm to highways, or ecological assets.

9. Conclusion

- 9.1** The development is poorly sited in relation to existing buildings, access tracks, ancillary structures and landscape features, and is therefore contrary to the provisions of the NPPF, Policies SD6 (Landscape), SD14 (Health and Environmental Quality) of the adopted JCS, and Policies EMP4 (Rural Employment Development) and AGR1 (Agricultural Development) of the adopted TBP. The development would cause unacceptable and unwarranted visual harm to the character of the rural landscape, contrary to Policy LAN2 (Landscape Character) of the adopted TBP.

10. Recommendation

- 10.1** Given the above, the application is recommended for **refusal**.

Recommended Reason for Refusal

- 1 The proposed development is poorly sited in relation to existing buildings, access tracks, ancillary structures and landscape features and is therefore contrary to the provisions of the NPPF, Policy SD6 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, and Policies EMP4 and AGR1 of the Tewkesbury Borough Local Plan. For reasons of extensive loss of hedgerow and the significant area of hard surfacing needed to facilitate the turning of articulated HGVs, the development would cause unacceptable and unwarranted visual harm to the generally undeveloped rural landscape, contrary to Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, and Policy LAN2 of the Tewkesbury Borough Local Plan.

12. Informatives

- 1 In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by publishing to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Notes:

- Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
- This topographical drawing was received by O'Connor drawing number (20-01-1), and drawing date (12.03.2020).
- Highway boundary information has been provided by Gloucestershire County Council (GCC) and has been overlaid by Rappor onto the Topographical & Ordnance survey on a best fit basis.
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Key:

- Application Site Boundary
- Client Land Ownership
- Highway Boundary (Transcribed Highway Boundary based on GCC plan)
- 2.4m x 26.1m Northern Visibility Splay (Based on a Recorded 85th Percentile Speed of 21mph)
- 2.4m x 33.73m Southern Visibility Splay (Based on a Recorded 85th Percentile Speed of 25mph)

Rev	Date	Details	Drawn By	Checked By
D	06.04.23	Proposed turning area added	EE	MG
C	26.03.23	Revised all details to the date of Proposed Date	IRG	MG
B	05.12.22	Updated Proposed Project Design	FA	MG
A	26.11.22	Initial Client Land Ownership & Proposed Site Plans	FA	MG

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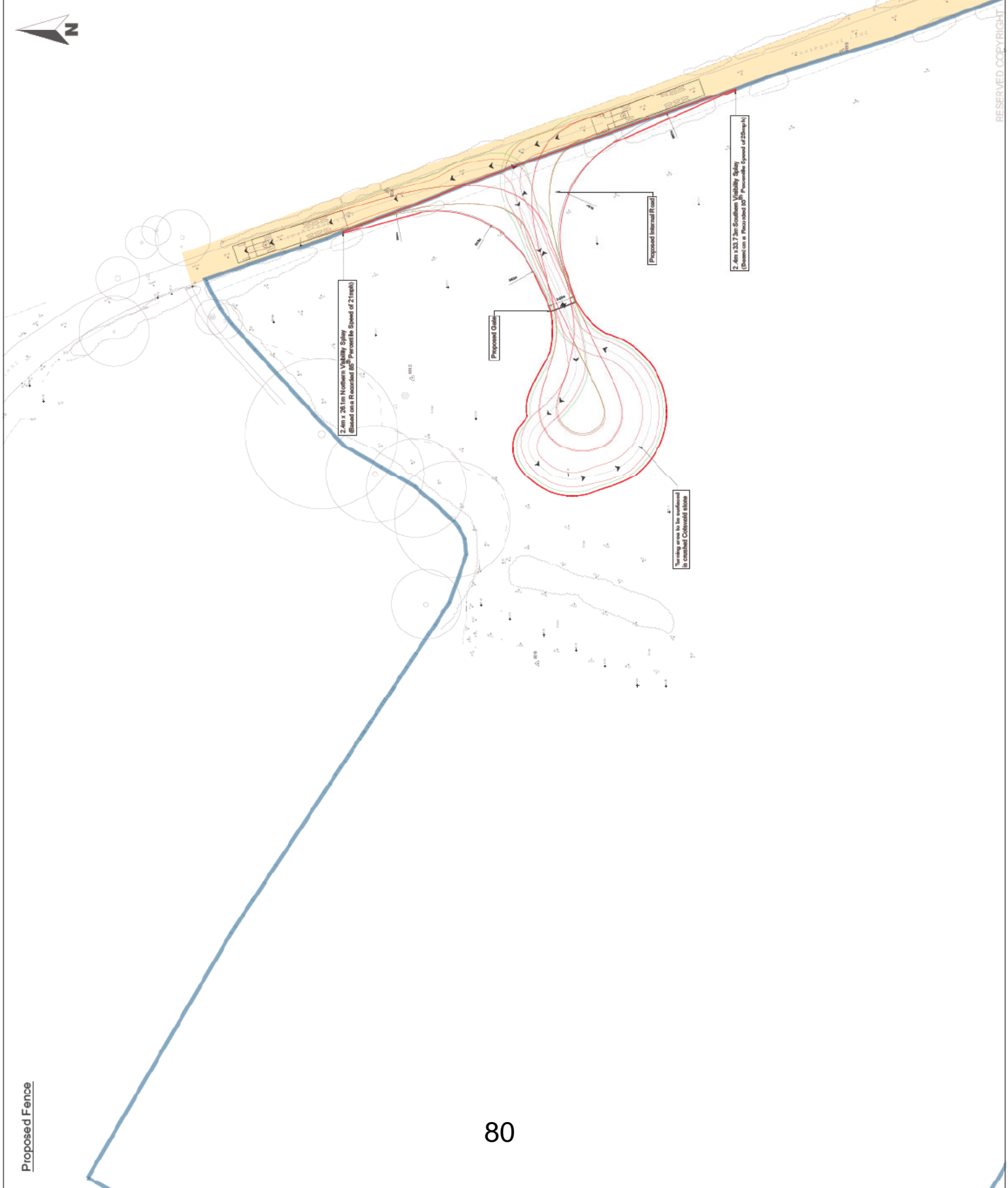
CLIENT: [REDACTED]

PROJECT: South Park, Cheltenham

TITLE: Proposed Site Layout

STATUS: **PLANNING**

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	18.11.22	FA	MG	MG
JOB NO:	DRAWING NO:	REVISION:		
21-0468	SK04		D	

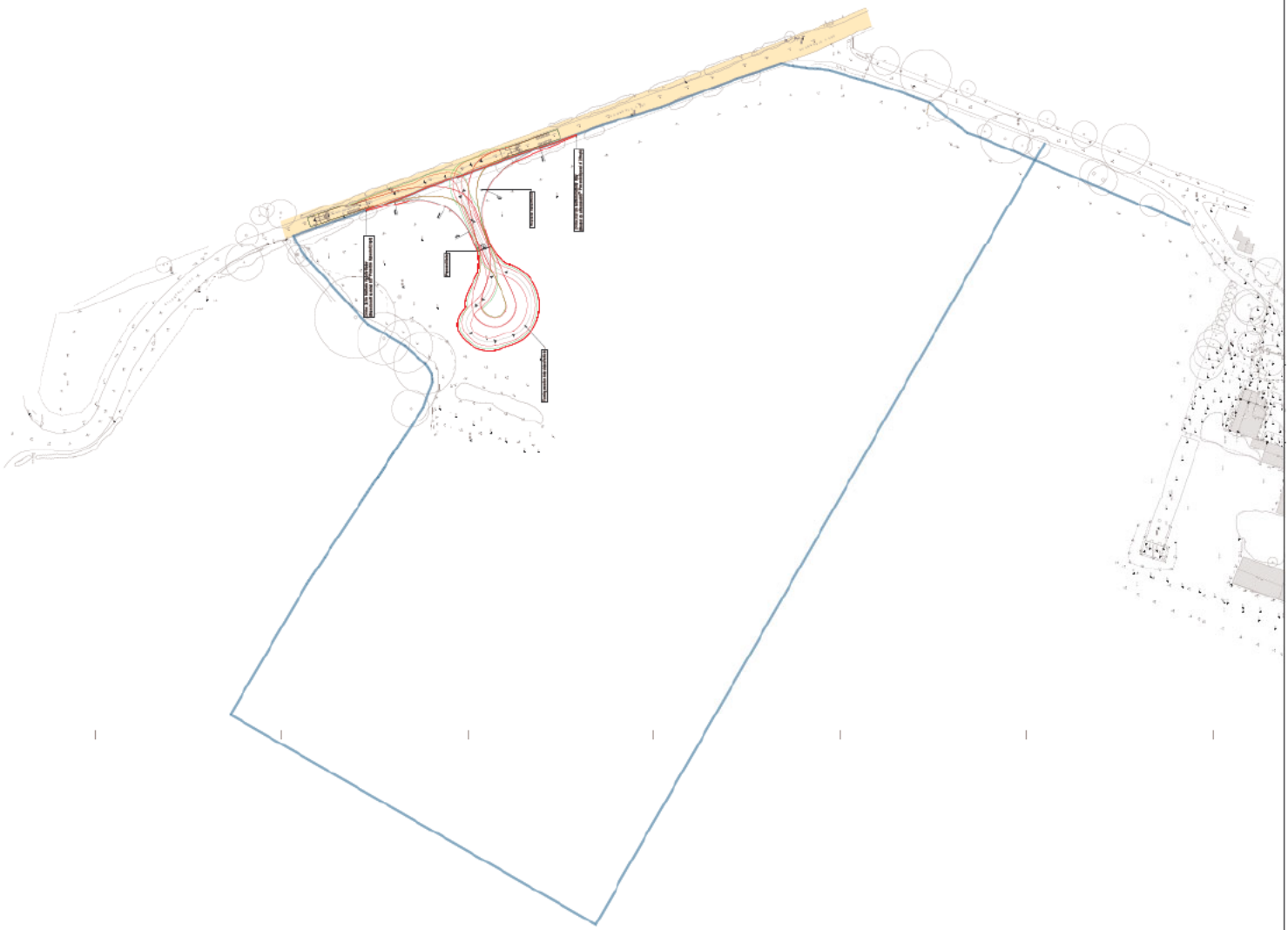


Notes:

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2. This topographical drawing was received by O'Connor drawing number (20-01-1), and drawing date (12.03.2020).
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Key:

- Application Site Boundary
- Client Land Ownership
- Highway Boundary (Transcribed Highway Boundary based on GCC plan)



Rev	Date	Details	Drawn By	Checked By
B	06.04.23	Proposed turning area added	SE	MG
A	29.11.22	Updated Client Land Ownership & Boundary Boundary	FA	MG

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CLIENT: [REDACTED]

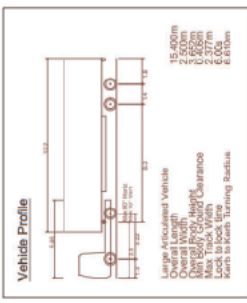
PROJECT:
**South Park,
Cheltenham**

TITLE:
Site Location Plan

STATUS:
PLANNING

SCALE @ A3	DATE	DRAWN	CHECKED	APPROVED
1:1250	18.11.22	FA	MG	MG
JOB NO.	DRAWING NO.	REVISION		
21-0468	SK03		B	

- Notes:**
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Key:

- Application Site Boundary
- Client Land Ownership

Rev	Date	Drawn	Checked	Drawn	Checked
B	06.04.23	Proposed turning area added	SE	MG	MG
A	24.03.23	Updated to reflect proposed	MM	MG	MG

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CLIENT: [Redacted]

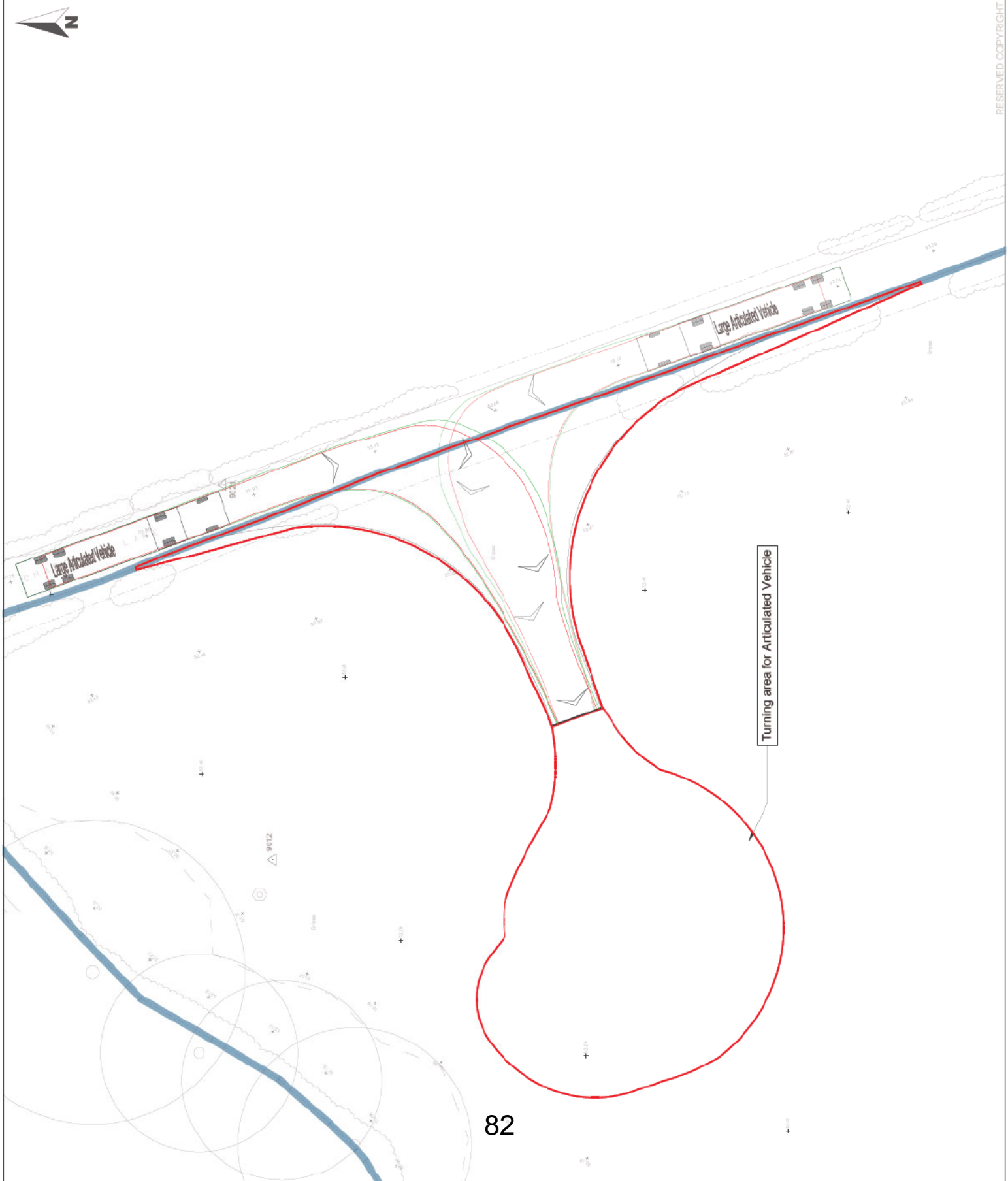
PROJECT:
 South Park,
 Cheltenham

TITLE:
 Swept Path Analysis
 15.4m Articulated Vehicle

STATUS: **PLANNING**

SCALE @ A3	DATE	DRAWN	CHECKED	APPROVED
1:250	18.11.22	FA	MG	MG

JOB NO.	DRAWING NO.	REVISION:
21-0468	SP04	B



Client: [REDACTED]
 Site: Chargrove Lane, South Park, GL51 4XD
 Drawing Title: New Agricultural Access Landscaping Plan
 Scale: 1:500 @ A3
 Dwg No: SPAL-APR23
 Drawn by: NJJ
 Date: April 23



Hutchinson Arboriculture
 Horticulture & Landscaping
 T4: 07527 65101
 Email: Owen@hutcharb.co.uk
 © Hutchinson Arboriculture

Key:		Tree trunk, number and Root Protection Areas (RPA)
		Retention callouts based on BS 5637 Table 1:-
		Trees removed for safety
		Trees removed for development
		New planting

Existing Tree notes.

- H36 = predominantly hawthorn trimmed hedge.
- Existing trees north of deep ditch are off-site & unaffected by proposal.
- H41 = hawthorn, blackthorn untrimmed edge of copse.
- T43-T45 = crack willows leaning over ditch.
- T46 = elm.
- T42, T47, T48, T49 = big oaks.
- H50 = trimmed field hedge.

Proposed landscaping.

Remove 2.5m of existing hedging for gateway and visibility splays.
 Cut 5m gap in H50 for new gateway to replace existing gateway close to ditch.

New / replacement Hedging:

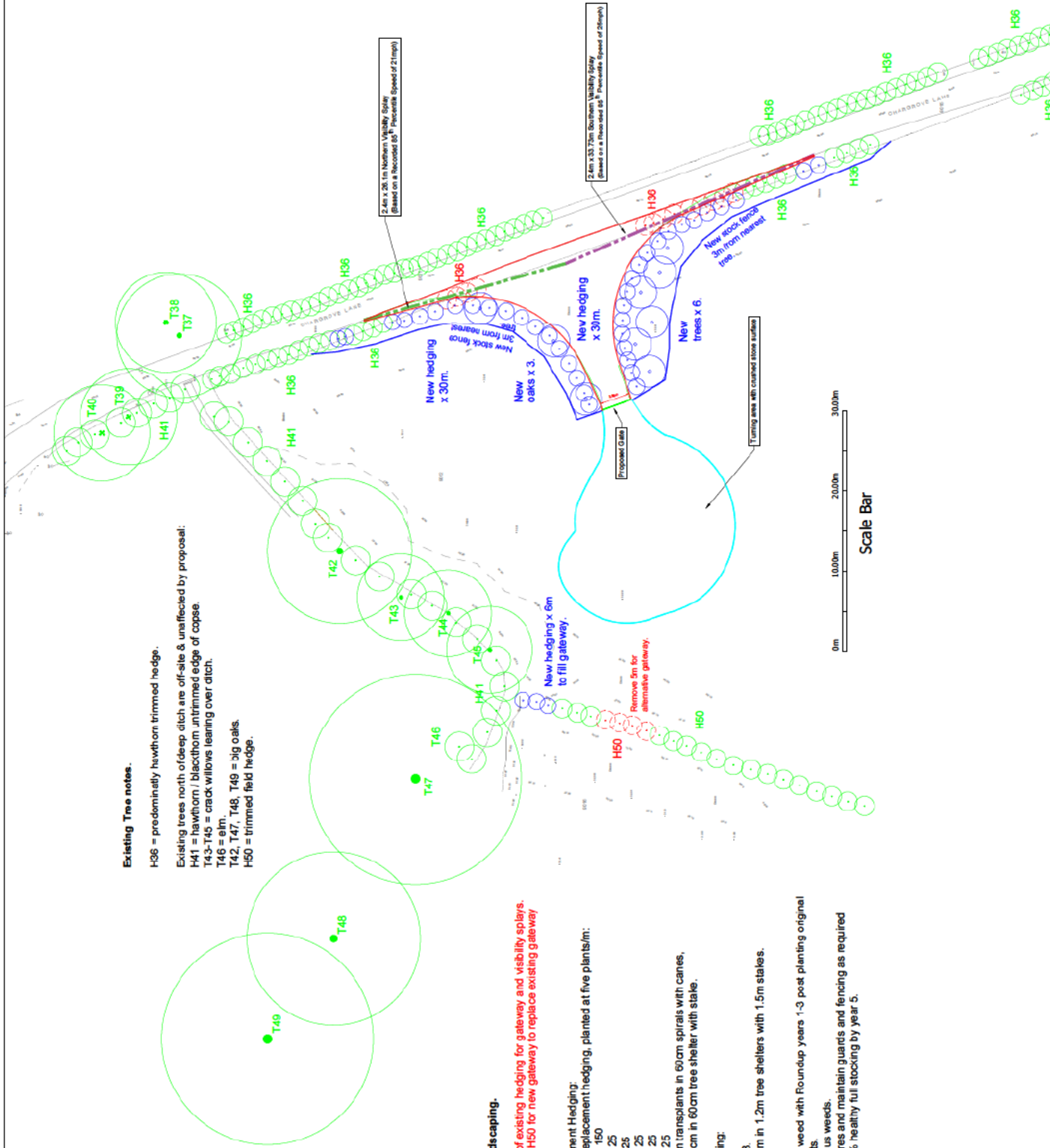
- 66m of new / replacement hedging, planted at five plants/m:
 Hawthorn x 150
 Hazel x 25
 Field maple x 25
 Wild privet x 25
 Spindle x 25
 Holly x 25
 Plants 60-80cm transplants in 60cm spirals with canes, holly potted 30cm in 60cm tree shelter with stake.

New tree planting:

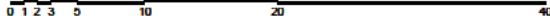
- Oak x 6
- Field maple x 3.
- Trees 80-120cm in 1.2m tree shelters with 1.5m stakes.

Maintenance:

- Spot or band weed with Roundup years 1-3 post planting original or replacements.
- Control noxious weeds.
- Replace failures and maintain guards and fencing as required to achieve 90% healthy full stocking by year 5.



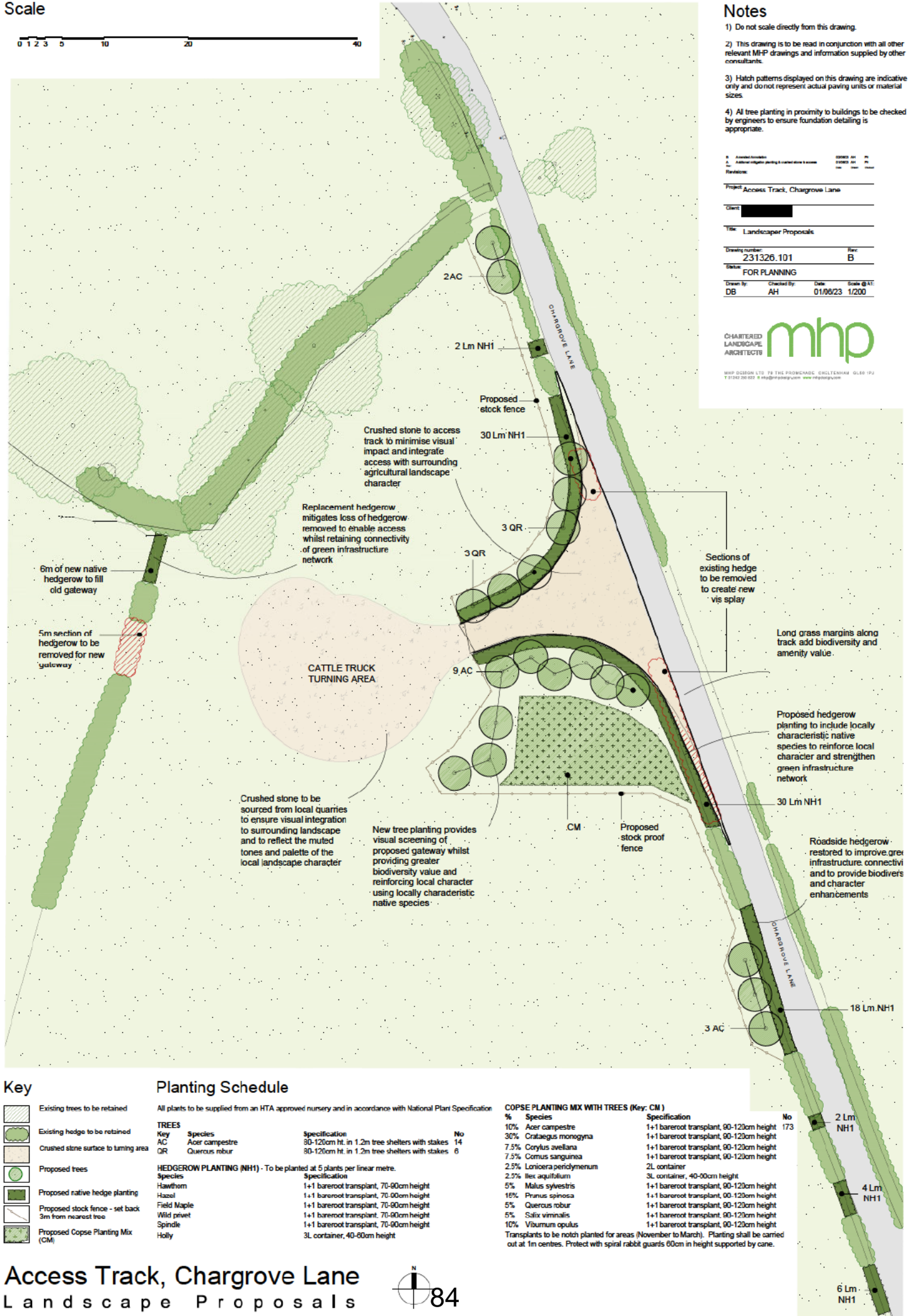
Scale



Notes

- 1) Do not scale directly from this drawing.
- 2) This drawing is to be read in conjunction with all other relevant M-P drawings and information supplied by other consultants.
- 3) Hatch patterns displayed on this drawing are indicative only and do not represent actual paving units or material sizes.
- 4) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detailing is appropriate.

Approved/Issued:		2023/01/23	PI
Author/Designer/Checker/Consultant/Issue:		2023/01/23	PI
Revisions:			
Project: Access Track, Chargrove Lane			
Client:			
Title: Landscaper Proposals			
Drawing number:		231326.101	Rev: B
Status: FOR PLANNING			
Drawn By:	Checked By:	Date:	Scale @ A1:
DB	AH	01/08/23	1/200



Key

- Existing trees to be retained
- Existing hedge to be retained
- Crushed stone surface to turning area
- Proposed trees
- Proposed native hedge planting
- Proposed stock fence - set back 3m from nearest tree
- Proposed Copse Planting Mix (CM)

Planting Schedule

All plants to be supplied from an HTA approved nursery and in accordance with National Plant Specification

Key	Species	Specification	No
AC	Acer campestre	80-120cm ht. in 1.2m tree shelters with stakes	14
QR	Quercus robur	80-120cm ht. in 1.2m tree shelters with stakes	6

HEDGEROW PLANTING (NH1) - To be planted at 5 plants per linear metre.

Species	Specification
Hawthorn	1+1 bareroot transplant, 70-90cm height
Hazel	1+1 bareroot transplant, 70-90cm height
Field Maple	1+1 bareroot transplant, 70-90cm height
Wild privet	1+1 bareroot transplant, 70-90cm height
Spindle	1+1 bareroot transplant, 70-90cm height
Holly	3L container, 40-60cm height

COPSE PLANTING MIX WITH TREES (Key: CM)

%	Species	Specification	No
10%	Acer campestre	1+1 bareroot transplant, 90-120cm height	173
30%	Crataegus monogyna	1+1 bareroot transplant, 90-120cm height	
7.5%	Corylus avellana	1+1 bareroot transplant, 90-120cm height	
7.5%	Cornus sanguinea	1+1 bareroot transplant, 90-120cm height	
2.5%	Lonicera periclymenum	2L container	
2.5%	Ilex aquifolium	3L container, 40-60cm height	
5%	Malus sylvestris	1+1 bareroot transplant, 90-120cm height	
16%	Prunus spinosa	1+1 bareroot transplant, 90-120cm height	
5%	Quercus robur	1+1 bareroot transplant, 90-120cm height	
5%	Salix viminalis	1+1 bareroot transplant, 90-120cm height	
10%	Viburnum opulus	1+1 bareroot transplant, 90-120cm height	

Transplants to be notched for planting (November to March). Planting shall be carried out at 1m centres. Protect with spiral rabbit guards 60cm in height supported by cane.

Access Track, Chargrove Lane
Landscape Proposals







PLANNING APPEALS

PLANNING APPEALS RECEIVED (08/05/2023 – 02/06/2023)

Appeal Start Date	TBC Planning Number	Inspectorate Number	Proposal	Site Address	Appeal Procedure
16-May-23	22/00685/OUT	APP/G1630/W/23/3315966	Construction of 1 no. dwelling (outline application with appearance, scale and landscaping as reserved matters)	35 Sandfield Road Churchdown	Written Representation

PLANNING APPEALS DECIDED (08/05/2023 – 02/06/2023)

Appeal Decision Date	Appeal Decision	TBC Planning Number	Inspectorate Number	Proposal	Site Address
19-May-2023	Appeal allowed planning permitted	19/00246/FUL	APP/G1630/W/19/3241428	Proposed change of use of land to a private Gypsy and Traveller site consisting of 1 pitch of 1x Mobile Home, 1x Touring Caravan.	Parcel 5762 Land Adjacent Rudgeley House Cold Pool Lane Badgeworth
25-May-2023	Appeal dismissed	22/00759/FUL	APP/G1630/W/22/3313854	The demolition of the existing property and development of a replacement dwelling following the approval of appeal reference APP/G1630/D/21/3277456	Sunset Sunset Lane Southam