



APPENDIX A
Agenda Item No. 5A

TEWKESBURY BOROUGH COUNCIL

Schedule of Planning Applications for the consideration of the **PLANNING COMMITTEE** at its meeting on 19 February 2019

	(NORTH)	(SOUTH)
General Development Applications Applications for Permission/Consent	(600 - 628)	(629 - 648)

PLEASE NOTE:

1. In addition to the written report given with recommendations, where applicable, schedule of consultation replies and representations received after the Report was prepared will be available at the Meeting and further oral reports may be made as appropriate during the Meeting which may result in a change to the Technical Planning Manager stated recommendations.
2. Background papers referred to in compiling this report are the Standard Conditions Booklet, the planning application documents, any third party representations and any responses from the consultees listed under each application number. The Schedule of third party representations received after the Report was printed, and any reported orally at the Meeting, will also constitute background papers and be open for inspection.

CONTAINING PAGE NOS. (600 to 648)

INDEX TO PLANNING SCHEDULE (RECOMMENDATIONS) 19th February 2019

Parish and Reference	Address	Recommendation	Item/page number
Badgeworth 18/00607/FUL	Greenacres Brookfield Road Churchdown Gloucester	Non-determination appeal	7/641
Click Here To View			
Leigh 18/01200/FUL	Wharf House The Wharf Coombe Hill Gloucester	Refuse	1/600
Click Here To View			
Shurdington 18/01068/FUL	Cotteswold Cottages Leckhampton Hill Leckhampton Cheltenham	Permit	5/629
Click Here To View			
Tewkesbury 18/00940/FUL	3 Saffron Road Tewkesbury Gloucestershire GL20 5PN	Permit	2/607
Click Here To View			
Tewkesbury 18/01013/FUL	71 - 73 Barton Street Tewkesbury Gloucestershire GL20 5PY	Permit	3/611
Click Here To View			
Wheatpieces 18/01104/OUT	Land Adjacent To The John Moore Primary School Columbine Road Walton Cardiff Tewkesbury	Permit	4/616
Click Here To View			
Woodmancote 18/01105/FUL	1 Britannia Way Woodmancote Cheltenham Gloucestershire	Permit	6/637
Click Here To View			

Codes for Application Types

OUT	Outline Application
FUL	Full Application
APP	Application for Approval of Reserved Matters
LBC	Application for Listed Building Consent
ADV	Application for Advertisement Control
CAC	Application for Conservation Area Consent
LA3/LA4	Development by a Local Authority
TPO	Tree Preservation Order
TCA	Tree(s) in Conservation Area

National Planning Policy

National Planning Policy Framework (NPPF)

Technical Guidance to the National Planning Policy Framework

Planning Policy for Traveller Sites

Planning Policy Statement 10: Planning for Sustainable Waste Management

Planning Policy Statement 11: Regional Spatial Strategies

Valid 28.11.2018
 Grid Ref 388662 227191
 Parish Leigh
 Ward Coombe Hill

Erection of a new dwelling, garage and new access.

RECOMMENDATION Refuse

Policies and Constraints

- National Planning Policy Framework (NPPF) - (Revised 2018)
- Joint Core Strategy (JCS) - SD4, SD6, SD9, SD10, SD14, INF1 and INF3
- Tewkesbury Borough Local Plan to 2011 - March 2006 - LND3
- Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)
- The First Protocol, Article 1 (Protection of Property)
- Landscape Protection Zone (LPZ)
- In proximity to Coombe Hill SSSI
- Flood Zones 1 and 2

Consultations and Representations

Leigh Parish Council - No objections

- Site not included in TBC preferred options
- Design similar to house on opposite side of the road
- Occupiers of closest house support application
- There were buildings on this side of the road in the past
- Building at Vine Tree Farm, two fields away has created a building line
- Size, style and materials are in keeping
- Single dwelling fits with emerging NDP
- Location does not affect views or encroach on footpath
- Size is acceptable for plot and existing housing
- Applicant has taken measures to protect ecology

Local Highway Authority - No objections subject to condition.

County Archaeologist - No objections subject to condition.

Natural England - No objections

- Development will not have a likely significant effect on the Severn Estuary Special Protection area (SPA), Special Area of Conservation (SAC) and Ramsar Site
- Development will not damage or destroy the interest features of the Coombe Hill Canal Site of Special Scientific Interest (SSSI)

Public Rights of Way Officer - No objections.

Local Residents - The application was advertised by site notice. In response 5 representations have been received and the comments raised are summarised below:

- No privacy issues
- Siting and landscaping will not detract from views towards the canal basin or wider historic environment
- Thoughtful design with attractive features and minimal impact (unlike Vine Tree Farm)
- In scale with existing dwellings
- Will blend with landscape
- For benefit of a long term local resident
- Will enhance fabric of The Wharf

The application is brought before committee at the request of Cllr Waters in order to allow members to assess the development in terms of size, scale and impact on the landscape.

Planning Officers Comments: Bob Ristic

1.0 Application Site

1.1 The application site is located adjacent to The Wharf, approximately 185 metres to the west of Coombe Hill 'lights' at the junction of the A38 and A4019. The site measures 0.087 hectares in area and comprises part of a small clearing located on the southern side of The Wharf lane and opposite a cluster of dwellings at The Wharf.

1.2 The site slopes down to the west and is screened to a significant degree from The Wharf by existing hedge and tree planting. The site includes a number of trees principally to the southwestern corner of the site and on the land beyond, which is also in the applicant's ownership.

1.3 The applicant has advised that the site and adjoining land is used as an 'ancillary garden', orchard and growing area to Wharf House, (his current home) and includes a number of small structures along the northern boundary.

1.4 The site is outside of a Residential Development Boundary (RDB) as defined in the Tewkesbury Borough Local Plan (TBLP) but is located at Coombe Hill which is identified as a Service Village within The Joint Core Strategy (JCS). The site lies within the Landscape Protection Zone (LPZ) and a public footpath passes to the east of the site. The proposed built development would be in Flood Zone 1, however, the north-western corner and western edge of the site lie within Flood Zone 2 (**See attached location plan**).

2.0 Planning History

18/00266/FUL - Erection of a new dwelling, garage and access - Withdrawn.

3.0 Current Application

3.1 This application seeks full planning permission for a detached, three bedroom, chalet style dwelling to the western part of the site. The proposed dwelling would be orientated across the site in a north-south direction with the first floor accommodation located within the roof space. (**See plans attached.**)

3.2 The proposal would require the formation of a new vehicular access from The Wharf, which would serve a turning area and detached double garage to the eastern part of the site. The proposed access would require the removal of a section of existing hedgerow and trees in order to provide required visibility splays.

3.3 The application has been supported by a Design & Access Statement, Planning Statement, Highway Report, Arboricultural Report, Ecological Assessment.

3.4 The applicant has advised that he is seeking to 'downsize' to a new property due to a change in personal circumstances while seeking to remain in the area where he has lived for many years. The proposed dwelling is proposed as a 'self build' and the applicant is on the council's self-build register, seeking a plot in the village.

4.0 Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals are 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. The key consideration in assessing the principle of development therefore are the existing and emerging plans for the area and Government policy in respect of new housing development.

4.2 The Joint Core Strategy (JCS) was adopted in December 2017 and is part of the Development Plan for the area. Various policies in the JCS superseded some of the policies in the Tewkesbury Borough Local Plan (TBLP) to 2011 which had hitherto been saved by the Secretary of State.

4.3 The JCS sets out the key spatial policies for the JCS area over the period of 2011-2031 and the

preferred strategy to help meet the identified level of need. Policy SP1 sets out the overall strategy concerning the amount of development required, and Policy SP2 sets out the distribution of new development. These two policies, combined with Policy SD1 on the economy, provide the spatial strategy for the plan. This strategy, together with its aims, is expressed in relevant policies throughout the plan and will be supported by forthcoming district plans and neighbourhood plans.

4.4 Tewkesbury Borough's needs (at least 9,899 new homes) will be provided through existing commitments, development at Tewkesbury Town in line with its role as a market town and smaller-scale development meeting local needs at Rural Service Centres and Service Villages.

4.5 Coombe Hill is identified as a Service Village in the settlement hierarchy of Policy SP2 and is considered a suitable location for 'lower levels' of development proportional to its size and function.

4.6 Policy SD10 sets out that on sites that are not allocated, housing development and conversions to dwellings will be permitted on previously-developed land in the existing built-up areas of Gloucester City, the Principal Urban Area of Cheltenham and Tewkesbury Town, rural service centres and service villages and where it is infilling within towns and villages, except where otherwise restricted by policies within district plans.

4.7 Policy INF3 of the JCS (Green Infrastructure) sets out that existing Green Infrastructure will be protected and that 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.

4.8 The saved policies of the TBLP also comprise part of the Development Plan for the area in respect of the application site. Policy LND3 requires special attention to be given to the ecology and visual amenity of the river environment within the Landscape protection Zone (LPZ), which is of local significance. Policy SD6 of the 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.

4.9 The Leigh Parish Neighbourhood Group are in the process of preparing a neighbourhood development plan. The policies are yet to be published publicly and the plan is yet to reach the Regulation 14 consultation stage. Due to the early stage of preparation the plan can be afforded no weight at this time.

4.10 Other material policy considerations include NPPF which sets out the Government's planning policies for England and how these are expected to be applied. The NPPF does not change the status of the development plan as the starting point for decision making. Proposed development that conflicts with an up-to-date development plan should be refused unless materials considerations indicate otherwise.

5.0 Analysis

Principle of Development

5.1 Coombe Hill is principally a linear, dispersed, settlement adjacent to the A38. The application site is located approximately 200 metres from the Swan Inn and convenience store which provide a focus of facilities in the village and is accessed along a single track lane which slopes down from the traffic lights to the west.

5.2 While Coombe Hill is a named Service Village, it does not benefit from a defined settlement boundary and the application site is not allocated in the plan. JCS Policy SP2 states that service villages will accommodate lower levels of development, to be allocated through the Borough Plan and NDPs, proportional to their size and function, and also reflecting their proximity to Tewkesbury, Cheltenham and Gloucester.

5.3 The application site is not allocated in the plan and lies outside of the built up area of the village. Criteria 4(ii) of JCS Policy SD10 sets out that housing development on other sites (those not allocated within the plan or comprising previously developed land) will be permitted where *'It is infilling within the existing built-up areas'* of, (and amongst other areas), Tewkesbury Borough's villages (except where otherwise restricted by policies within district plans). The supporting commentary states that *'For the purposes of this policy (4 ii), infill development means the development of an under-developed plot well related to existing built development.'*

5.4 The Wharf comprises a small cluster of dwellings at the western edge of Coombe Hill which are located wholly on the northern side of the lane. In contrast, the application site comprises a small field parcel which is clearly separated from and unrelated in location, function and character to the constrained built up area of the Wharf. The site is also severed from the built up area by the lane which also forms the southern boundary to the existing residential development at The Wharf. Furthermore, the site is enclosed and screened from the development at The Wharf by an existing mature hedgerow.

5.5 While the area of land is used informally by the applicant and includes a number of makeshift structures along the northern boundary, the main body of the site retains an undeveloped and natural field character, which is distinctly different to the built up and contained character of the group of dwellings at The Wharf.

5.6 While the applicant has identified a substantial dwelling being constructed at Vine Tree Farm, to the South West of the application site, this is set some distance from the application site and comprises a replacement dwelling and is therefore different in context to the application proposal and does not create precedent for development in this location.

5.7 Leigh Parish Council have advised that have advised that the proposal for a single dwelling generally complies with the emerging NDP as the proposal would be infilling. The NDP policies are yet to be published and have not been out to consultation accordingly no weight an be afforded to the plan at this time.

5.8 As a result of the natural character of the site and its separation from the existing cluster of dwellings, it is considered that the site lies outside of the built up area of the village and would not constitute infill development. The proposal is therefore contrary to Policy SD10 of the JCS.

Design

5.9 The NPPF sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Similarly, Policy SD4 of the JCS seeks to encourage good design.

5.10 It is considered that the dwelling is of an acceptably design and restrained scale, which broadly reflects the form and scale of The Old Barn, a dwelling directly to the north of the site, as well as the general character and scale of dwellings at The Wharf.

5.11 Furthermore, the proposed materials including red facing brick, timber boarding and slate roofing are considered appropriate and would reflect the palette of materials used on adjoining properties within the Wharf. Additionally the application proposes the use of thermally efficient materials and Photovoltaic cells to minimise the carbon footprint of the development.

Accessibility and Highway Safety

5.12 Coombe Hill is identified as a Service Village in the JCS and reflects the availability of services to serve the community. The application site is located adjacent to a cluster of existing dwellings and is within walking distance of services including a pub, convenience store and bus stops. The site is also located in proximity to and is well connected with public transport and cycle routes to Gloucester, Tewkesbury and Cheltenham.

5.13 Policy TPT1 requires that traffic generated by development does not impair the safe or satisfactory operation if the highway network and that safe and convenient access is provided for pedestrians and cyclists.

5.14 The development would be accessed from The Wharf, a lane which serves the adjoining dwellings and terminates at the canal basin to the northwest of the site.

5.15 The application has been accompanied by a transport report which has demonstrated that the 85th percentile speed at the site access is 17.6mph westbound and 16mph eastbound. Accordingly the required visibility splays are 2.4 x 19m towards eastbound traffic and 2.4m x 24m towards westbound traffic. The submitted details demonstrate that adequate visibility can be achieved from the proposed site access subject to the removal of some of the hedgerow adjoining the lane. Furthermore, the development would provide an area of hardstanding as well as a detached garage which would provide sufficient space for manoeuvring and adequate off street parking to serve the reasonable requirements of future occupiers.

5.16 The County Highways Officer has reviewed the proposal and has raised no objections subject to conditions requiring the provision and maintenance of the necessary visibility splays. Accordingly, the proposal is considered acceptable in terms highway safety.

Residential Amenity

5.17 Paragraph 127 of the NPPF sets out that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Policy SD14 of the JCS requires that new development must not cause unacceptable harm to local amenity including the amenity of neighbouring occupants.

5.18 The proposed dwelling would be of a restrained height and scale, would be set away from and orientated at 90 Degrees to the nearest dwelling at the Old Barn, which has three roof lights and an obscure glazed door facing the site. Considering this relationship and intervening planting the proposal would not adversely impact the living conditions of the occupiers of this property. Furthermore and as a result of the siting, separation and orientation the proposal would not adversely impact the amenities of the occupiers of other properties within cluster of dwellings at The Wharf.

5.19 In terms of future residents, the proposed design and layout would provide an acceptable living environment with adequate privacy and amenity space.

Landscape Impact

5.20 Policy SD6 of the JCS states that development will seek to protect the landscape for its own intrinsic beauty and for its benefit to economic, environmental and social well-being and proposals should protect or enhance landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement. The site is located within the Landscape Protection Zone where Policy LND3 of the TBLP gives special protection to the ecology and visual amenity of the river environment.

5.21 The application site comprises a contained parcel of land which is separated from the built up area of The Wharf by the lane. The proposed development would be isolated on the southern side of the lane and would result in unacceptable encroach into the open countryside, which would be detrimental to the character of the area.

5.22 While the proposed dwelling would be of a restrained scale and would be located within the middle part of the site, the development would be clearly visible from within The Wharf, particularly as a result of the loss of hedgerow necessary to accommodate the required visibility splays.

5.23 An arboriculture report has been submitted with the application and which advises that the majority of the trees at the site would be retained. However the proposal would result in the loss of 12 trees, 3 groups of scrub and 2 groups of hedgerow. All but two of the trees and hedgerow identified for removal are category U (less than 10 years life), whereas the remainder are category C (low quality with more than 10 years life). The removal is principally required to provide adequate visibility to the site entrance. The report advises that the intention is to lay part of the existing hedgerow recommends and provide supplementary planting outside of the visibility splay to enhance the boundary. While compensatory planting would provide some screening once established, the development would still remain visible and distinctly separate from existing development at The Wharf when viewed across the proposed driveway and from the public footpath to the east of the site.

5.24 The proposed development would result in the loss of an undeveloped field and a number of trees. While the development would principally be contained within the cleared central part of the site and would be screened by mature trees on surrounding land the development would nevertheless appear discordant and prominent from within the Wharf and would result in unacceptable harm to the character of the area.

Other matters

5.25 The applicant has advised that he proposes to build the dwelling for himself due to a change in personal circumstances. While the council has a duty to maintain and have regard to the Self-build register, to which the applicant is subscribed, it should be noted that while self-build housing may be a material consideration, applications must continue to be considered in light of s38(6) of the 2004 Act. It is considered that conflict Policy SD10 of the JCS outweighs the personal benefit of the proposed dwelling.

5.26 The applicant considers the site to be 'brown field land', advising that the area has been used as garden in connection with Wharf House, however the land does not benefit from planning permission for such a use and a certificate of existing lawful use has not been applied for. While there are a number of small sheds and structures to the northern boundary of the site, it is considered that the site as a whole does not constitute previously developed land as defined in the NPPF.

5.27 The applicant considers that the proposal complies with Policies within the Preferred Options Consultation, Tewkesbury Borough Plan 2011-2031, which supports small scale development at rural settlements, however this plan is at the early stages of preparation and can only be afforded very limited weight.

5.28 The applicant has referred to an allowed appeal at Post Office Lane, Cleeve Hill, however this case is not considered to be comparable as the dwelling in that instance was located within a group of existing dwellings, as opposed to a site separated from existing residential development by a road as in this instance.

5.29 The application has been accompanied by an Ecological Appraisal, a Precautionary Method statement and Arboriculture Assessment. The reports advise that as a result of the improved grassland nature of the site, it is of limited ecological value. Furthermore, the submitted reports propose a number of measures to protect the environment and wildlife during the construction phase as well as providing ecological enhancements including recommendations for additional planting to improve the value of the habitat, the provision of bat boxes and restriction of external lighting. The reports also provide a series of recommendations protect wildlife during the construction phase which can be controlled by condition.

5.30 The County Archaeologist has advised that the application site is located close to the terminal point of the Coombe Hill Canal which was abandoned by 1876. The Ordnance Survey County Series map of c.1870 depicts two structures within the application site, one of which is annotated 'Weighing Machine'. While there is no evidence of these structures within the site at present, archaeological remains may be present within the application site. It is considered that the impact of proposed development can be mitigated by condition.

6.0 Planning Balance and Conclusion

6.1 Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70 (2) of the Act 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.

6.2 The application site is located on the edge of the built up area of Coombe Hill which a named Service Village in the JCS. However, the site lies outside of any defined settlement and is not allocated for residential development within the plan. Furthermore, the site is located outside of the cluster dwellings at The Wharf and the proposal would not constitute infilling within the built up area and therefore conflicts with Policy SD10 of the JCS.

6.3 The NPPF sets out that there are three dimensions to sustainable development: economic, social and environmental. In terms of the social objective, NPPF states that planning system should support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the need of present and future generations. The NPPF also states that local planning authorities should support opportunities to bring forward rural exception sites that will provide housing to meet identified needs.

Benefits

6.4 The benefit of the proposal arise from the delivery of a new dwelling within a service village location. The proposal would provide a new dwelling, although it is accepted that this benefit would in itself be limited, in terms of meeting the significant housing needs of the borough.

6.5 It is noted that the proposed dwelling is for the benefit of an existing local resident and that the dwelling would allow him to remain in the area, however this personal benefit is of limited weight.

Harms

6.6 In addition to the site being located outside of an identified settlement boundary and associated conflict with policy identified above, the proposal would result in harm to the environment through the permanent loss of an undeveloped field, however the harm to the landscape would be limited to the immediate area as a result of the scale and siting of the development and the presence of trees on surrounding land.

Neutral

6.7 The design and scale of the proposed dwelling is considered to be acceptable. Furthermore, the proposal would have no undue impact upon the living conditions of adjoining occupiers.

6.8 The environmental impact from the loss of the field and hedgerow, is limited and would only be apparent in the local area and compensatory planting could be secured by condition. Furthermore, and subject to compliance with conditions, the proposal will not result in demonstrable harm to highway safety, ecology or archaeology.

Conclusion

6.9 For the reasons set out above, it is considered that the benefits of the proposal namely the delivery of a single dwelling for a local resident are outweighed by the associated conflict with policy and inappropriateness of the application site for residential development. It is therefore recommended that the application is **refused** for the following reason.

RECOMMENDATION Refuse

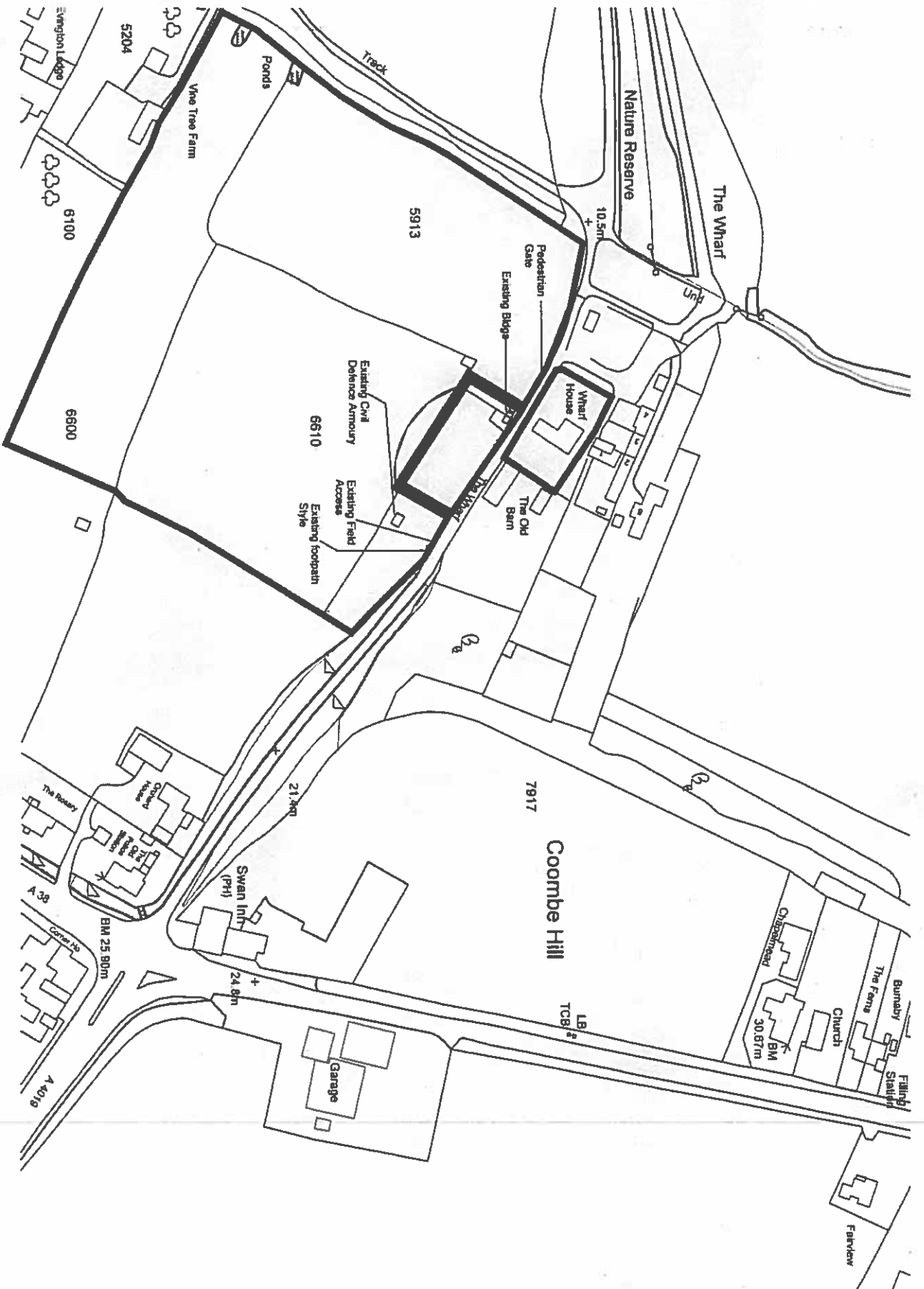
Reasons:

- 1 The proposed development would be located outside of a residential development boundary as defined in Tewkesbury Borough Local Plan to 2011 and on the southern side of The Wharf lane which separates the site from a small constrained cluster of dwellings at The Wharf. Accordingly, the proposal does not represent 'infilling within the existing built up area of a town or village', or any of the other criteria within Policy SD10 of the Joint Core Strategy. Furthermore, there are no other specific exceptions/circumstances defined in district or neighbourhood plans which indicate that permission should be granted. The proposed development therefore conflicts with Policy SD10 of the Joint Core Strategy (November 2017).
- 2 The proposed development would be located outside of the built up area and would encroach into the open countryside which would be harmful to the setting of the Landscape Protection Zone and would fail to respect the character of the tight cluster of dwellings at The Wharf. Accordingly, the proposed development is contrary to advice contained within the NPPF, Policy SD6 of the Joint Core Strategy (2017) and Policy LND3 of the Tewkesbury Borough Local Plan to 2011 (March 2006.)

Notes:

- 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 offering pre-application advice, detailed published guidance to assist the applicant and published 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. However, as a consequence of the clear conflict with Development Plan Policy no direct negotiation during the consideration of the application has taken place.

Site Location Plan



- FEASIBILITY
- FOR INFORMATION
- FOR COMMENT
- PRELIMINARY
- PLANNING
- BUILDING REGULATIONS
- TENDER
- CONSTRUCTION ISSUE
- AS BUILT

Site Area
903sqm; 0.22Acres
Other Land in the
same ownership

Plot A - CB - 2011.01.20
Plot B - CB - 2010.02.17
Plot C - CB - 2011.02.18
Other land in the same ownership

606/A

BESWICK PARTNERSHIP LIMITED
CHARTERED ARCHITECTS
Sole Project Team Leader
11310 0143
11310 0143
11310 0143

Project:
NEW COTTAGE
THE WHARF
COOMBE HILL
GL18 4BB

Client:
11310 0143
2017.09.22
11310 0143
11310 0143

Site:
11310 0143
2017.09.22
11310 0143
11310 0143

Site Location as Existing

937.81 - 01C





606/B

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- FEASIBILITY
- FOR INFORMATION
- FOR COMMENT
- PRELIMINARY
- PLANNING
- BUILDING REGULATIONS
- TENDER
- CONSTRUCTION ISSUE
- AS BUILT

1. Drawing of site for information only. It is not intended to be used for any other purpose without the written consent of Beswick Partnership Limited.

REV	DATE	DESCRIPTION
A	2015/02/05	Approved updated submission
B	2015/02/12	Approved submission
C	2015/02/12	Approved submission
D	2015/02/21	Further planning submitted
E	2015/03/08	General revision added

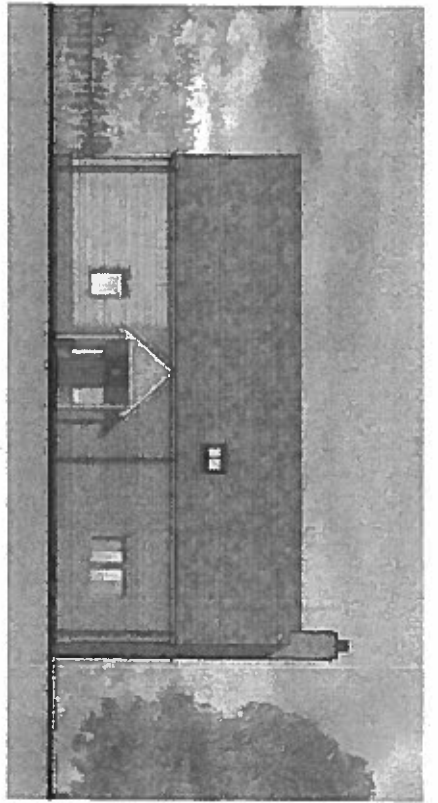
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 COOMBE HILL, QX1 4BB

Drawing title:
PROPOSALS FOR SITE LAYOUT

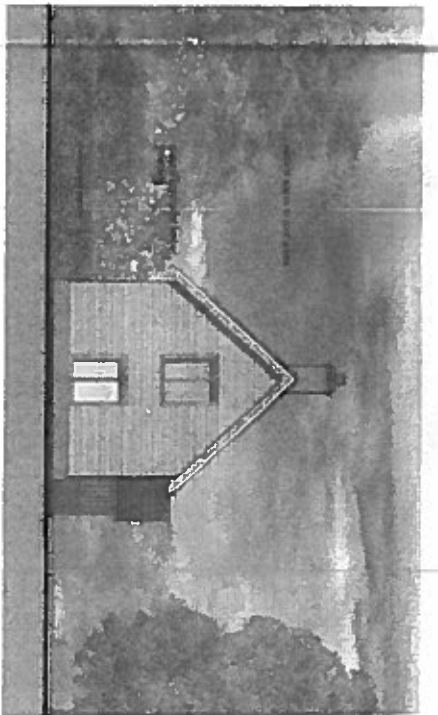
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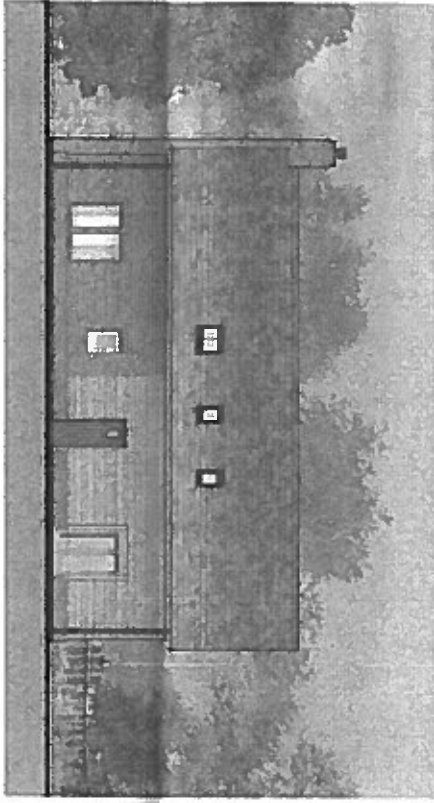




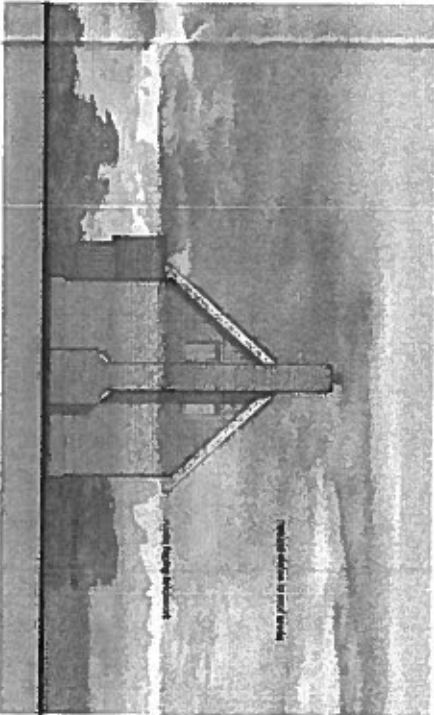
East Elevation



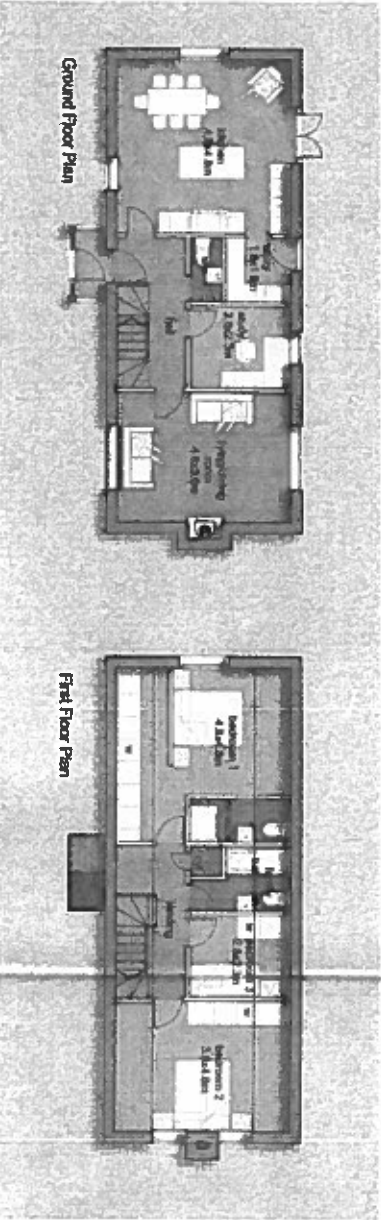
South Elevation



West Elevation

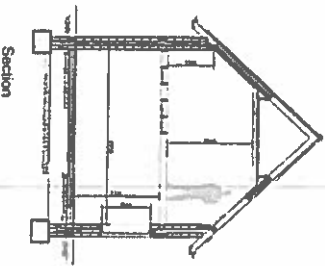


North Elevation



Ground Floor Plan

First Floor Plan



Section



- FEASIBILITY
- FOR INFORMATION
- FOR COMMENT
- PRELIMINARY
- BUILDING REGULATIONS
- TENDER
- CONSTRUCTION ISSUE
- AS BUILT

1 Drawing and related documents to be distributed to clients and other interested parties for their review and comment. 2 For information only. 3 For comment only. 4 For building regulations submission to CA. 5 For tender only. 6 For construction issue only. 7 As built only.

6061c

BESWICK PARTNERSHIP LIMITED
CHARTERED ARCHITECTS
 25th FLOOR, 100 BROADWAY
 100 BROADWAY, NEW YORK, NY 10004
 100 BROADWAY, NEW YORK, NY 10004
 100 BROADWAY, NEW YORK, NY 10004

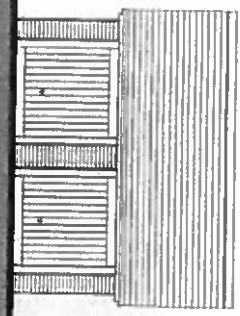
PROPOSED
 NEW COTTAGE, THE WHARF
 COOLIDGE HILL, GLOS
 GL10 4BB

DESIGNED BY
 PLANS AND ELEVATIONS OF
 PROPOSED HOUSE

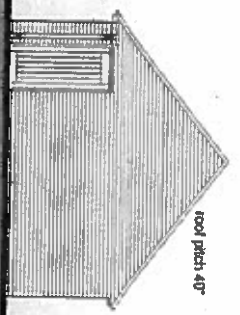
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CHECKED BY PAB
DATE 2018.01.31

937,81 - 11



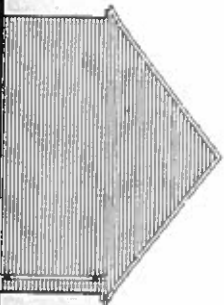


Front Elevation

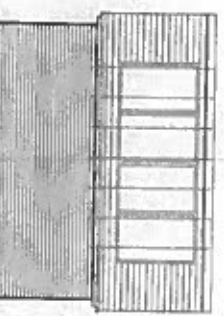


Side Elevation

roof pitch 40°

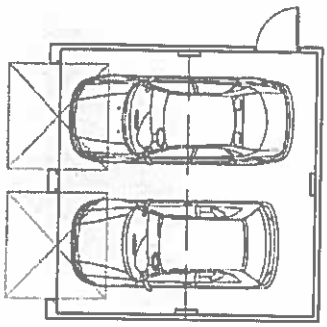


Side Elevation



Rear Elevation

approx 8sq m.
private vehicles



Garage Plan



<input type="checkbox"/>	FEASIBILITY
<input checked="" type="checkbox"/>	FOR INFORMATION
<input type="checkbox"/>	FOR COMMENT
<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	PLANNING
<input type="checkbox"/>	BUILDING REGULATIONS
<input type="checkbox"/>	TENDER
<input type="checkbox"/>	CONSTRUCTION ISSUE
<input type="checkbox"/>	AS BUILT

1. This drawing is the property of B. J. Architects and is to be used only for the project and site mentioned herein. It is not to be used for any other project or site without the written consent of B. J. Architects.

2. This drawing is not to be used for any other project or site without the written consent of B. J. Architects.

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REV: date Description: Please refer to the design

A 20/10/2008

606/D

B. J. ARCHITECTS PARTNERSHIP LIMITED
 CHARITABLE ARCHITECTS
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Project:
NEW COTTAGE, THE WAFF
 COOMBE HILL, GLDS
 GL18 4SB

Proposed by:
PROPOSED DWAGE

Date:
 1/10/08 A1

Drawn by:
 P. J. O.

897/B1-13 A



18/00940/FUL

3 Saffron Road, Tewkesbury,

2

Valid 11.10.2018

Erection of a two storey side and rear extension (revised application ref 13/00211/FUL).

Grid Ref 389447 232664

Parish Tewkesbury

Ward Tewkesbury Town With

Mitton

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework; 2018 (NPPF)

Planning Practice Guidance

The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy; 2017 (JCS)

Tewkesbury Borough Local Plan to 2011; March 2006 (TBLP)

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Tewkesbury Town Council - The Parish Council objects to the scheme as follows:

- The extension is considered to affect the right to light to the ground floor window serving the Tudor Room in the George Watson Memorial Hall

Members of the public - The application was publicised through the neighbour notification process and no letters of representation were received in the 21 consultation period or since.

Planning Officers Comments: Emily Pugh

1.0 Application Site

1.1 This application relates to 3 Saffron Road, a semi-detached cottage constructed in render. The site is accessed by a narrow track to the west, is located in the Tewkesbury Conservation Area, within the setting of several listed buildings and is affected by the removal of permitted development rights under an Article 4 direction. **see site location plan.**

2.0 Relevant Planning History

2.1 The site has an extensive planning history seeking various extensions and amendments. There is also some enforcement history through incorrect implementation of plans and breaches of conditions.

2.2 Planning permission was granted under reference 06/01369/FUL for "Demolition of existing extensions to 3 Saffron Road and construction of a new dwelling. New extension and alterations to the rear of 3 Saffron Road (Revised Scheme)".

2.3 Planning permission was refused under reference 12/00722/FUL for "New dwelling adjoining existing".

2.4 Planning permission was granted under reference 13/00211/FUL for "Extension and renovation of existing dwelling". The conditions were subsequently discharged under reference 15/00038/CONDIS.

2.5 No further relevant history pertaining to this application.

3.0 Current Application

3.1 The current application seeks the erection of a two storey extension to the rear (south) and side (east).

3.2 Materials used in the construction would comprise of render, concrete interlocking roof tiles in rosemary and white UPVC doors and windows - all to match existing.
see attached plans for all details.

4.0 Policy Context

4.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of The Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which "indicate otherwise". Section 70(2) provides that in determining applications 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 materials considerations."

4.2 The development plan comprises the Joint Core Strategy (JCS) (2017) and saved policies in the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP).

4.3 Other material policy considerations include national planning guidance contained within The National Planning Policy Framework (NPPF) 2018.

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

5.0 Analysis

5.1 The main issues to be considered are design and the impacts on residential amenity and the historic environment.

Design

5.2 Policies HOU8 and SD4 state that development must respect the character, scale and proportion of the existing dwelling and the surrounding development. The detailed design, materials and layout of buildings and structures must be appropriate to their setting and the character of the surrounding area.

5.3 The host dwelling is comprised of a small semi-detached period cottage which is currently in a state of disrepair. The proposal seeks to renovate and refurbish the existing property and extend it to the side and rear. Permission was previously granted for a similar proposal in 2013 and the current scheme seeks alterations to enable better practicality.

5.4 It is noteworthy that the cottage is asymmetrical in shape, in that as opposed to regular external walls which typically comprise of 90 degree angles, the side elevation is slanted at 94 degrees and as such is slightly wider at the rear.

5.5 The first part of the proposal seeks the installation of a two storey side extension comprised of a dual pitch with two rear gables. On the side elevation, the extension would follow the same angle as the host dwelling and as such, projects beyond the side by 3.8m through the duration of its width.

5.6 When viewed from the road at the front (south), the extension mimics the form and appearance of the host dwelling, although it would be stepped back from the road by some 0.65m and observe a step down in ridge height of some 0.3m. As such, the extension is subordinate in relation to the host dwelling and sympathetic to its original character.

5.7 To the rear, the proposal seeks the installation of a double gabled two storey extension. The gables would be matching in form and appearance, both observing a step down from the original roof height of some 0.3m.

5.8 The back land arrangement of surrounding properties to the rear of the application site is of note - there are many buildings in close proximity comprising of staggered relationships with the host dwelling and if implemented, the proposal would result in the creation of a rear courtyard, onto which the two rear gables would face. As such, the rear part of the proposal would not be visible from public vantage points and would not impact on the street scene. Hence, although the double gable feature is slightly out of character with the area, given that it will not be visible this is not reason enough to warrant a refusal.

5.9 The final part of the proposal seeks alterations to the existing dwelling including enhancements to materials and fenestration which would match the proposed extensions.

5.10 Originally there were some concerns raised in relation to proposed materials however further to negotiations with the applicant, the revised choice of materials (white render, plain roof tiles and timber casement doors and windows) are now considered to be acceptable.

Impact on Residential Amenity

5.11 Policies HOU8 and SD4 also state that development will only be permitted if the proposal does not have an unacceptable impact on adjacent property in terms of bulk, massing, size and overlooking.

5.12 The impact of the proposal on neighbouring amenity has been carefully considered. The extensions would comprise of significant bulk, size and massing and alterations were made to the scheme because of concerns relating to impact of a non-residential property (the George Watson Memorial Hall) to the rear (north) and implications relating to light to an existing ground floor window. During the initial site visit, it was evident that works had commenced on site prior to a decision being issued. Footings for the extension had not been built in the correct position and if completed, would have resulted in an overshadowing of that rear window. As such, remedial works and revised plans were requested to ensure that the extension did not oversail the window, thereby remedying the impact on the window. A gap of 1m between the extension and the Memorial Hall to the rear would also be maintained as a maintenance strip.

5.13 The side of the new extensions would be overlooked by residential properties however given that there are no side facing windows in the extension itself, it is not considered that this would result in any increased overlooking or privacy issues. Neighbouring windows would overlook the courtyard area but since this already exists it would not result in an unacceptable impact to either party. Likewise, although it is recognised that some overshadowing may occur during limited periods of the day, it is not considered that this would be to an unacceptable degree.

Access and Parking

5.14 Policy INF1 sets out that permission shall only be granted where the impact of development is not severe. It further states that safe and efficient access to the highway network should be provided for all transport means.

5.15 The proposed extensions would result in the loss of potential off road parking in the side extensions. This aspect has been assessed in relation to The Manual for the Streets and with advice from the County Highway Authority. Although guidelines state that the minimum space available to a dwellinghouse should be 5.5m in length and 3.2m in width and of bound material, the previous scheme allowed for a space some 2.5m in width. As such, although it contrasts with the requirements set out in standing advice, the fall-back scheme from 2013 allows for a smaller parking space. Given the very narrow access to Saffron Road, this is considered sufficient for the types of vehicles that would be able to access the site in any event and as such the scheme complies with the requirements set out in Policy INF1.

Impact on the Historic Environment

5.16 Policy SD8 of the JCS and Policy HEN2 of the TBLP reflects the general duty of the Planning (Listed Buildings and Conservation Area) Act 1990, to pay special attention to S66 (1) and S72 of the Act, amongst other matters, to have special regard to the setting of Listed Buildings and Conservation Areas. Any decisions relating to listed buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the Framework and Local Plan.

5.17 Given that the application site is located in the Conservation Area and within close proximity to listed buildings, the Conservation Officer was consulted. Initially concerns were raised relating to materials and siting of the extension in relation to the setting of both the Conservation Area and adjacent listed buildings, including the non-listed, but historic George Watson Memorial Hall to the north.

5.18 These concerns were addressed following the receipt of revised plans and the Conservation Officer is now satisfied that the design represents good architecture consistent with the traditional 19th Century form exhibited in the locality and with the host dwelling.

6.0 Conclusion & Recommendation

6.1 Whilst the Town Council's comments on the impact on the window in the adjacent George Watson Memorial Hall are noted it is considered that these concerns have been addressed in the revised plans. The proposed scheme would be in accordance with the relevant policies, and it is therefore recommended that planning permission is granted subject to conditions.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved documents:
 - Site location plan 101E, received on 2nd January 2019.
 - Proposed floor plans 201B, received on 2nd January 2019.
 - Elevations 203B, received on 2nd January 2019.;and any other conditions attached to this permission.

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

- 3 The paint colour of the external facing render of the development hereby permitted shall match in colour that of the existing building.

Reason - To ensure that the development hereby permitted is in keeping with the existing building.

- 4 The roof tiles of the extensions hereby permitted shall match in colour form and texture to those in the original building.

Reason - To ensure that the development is in accordance with the existing building.

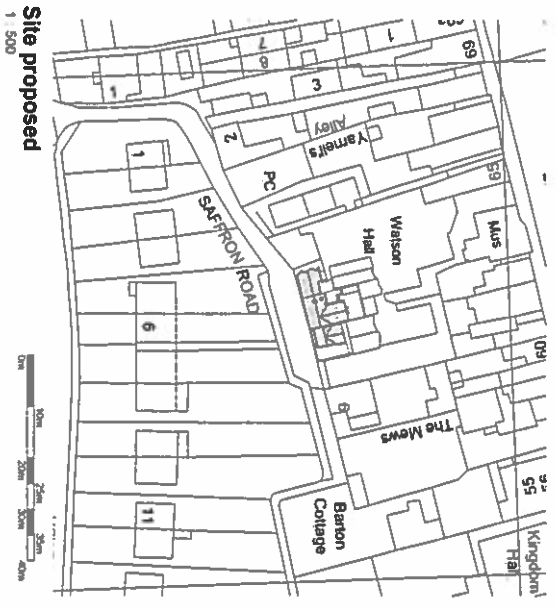
Notes:

- 1 **Statement of Positive and Proactive Engagement**

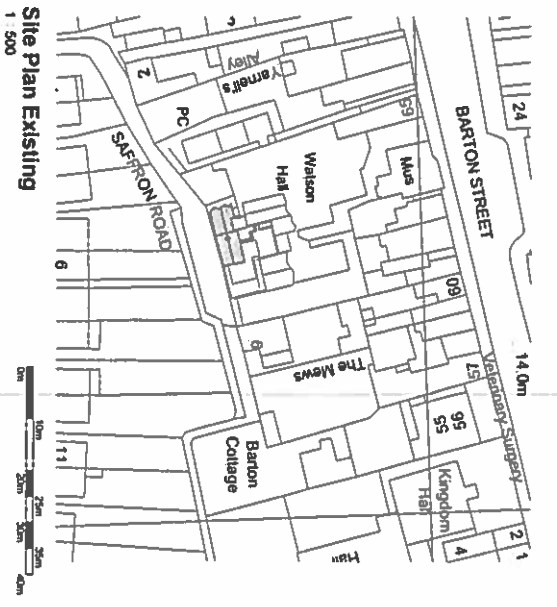
In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating amendments to the siting of the development and materials.

- 2 This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

Site proposed
1:500



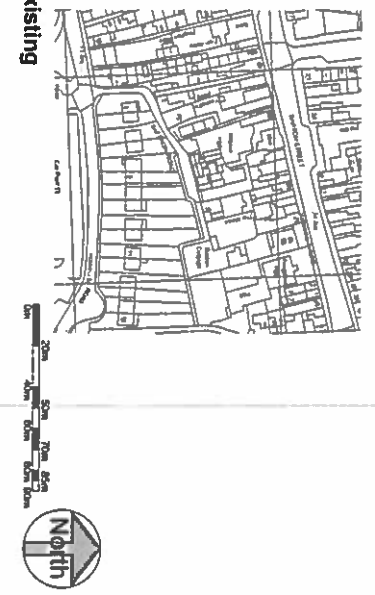
Site Plan Existing
1:500



3 Roof eaves proposed
1:1250



Site existing
1:1250



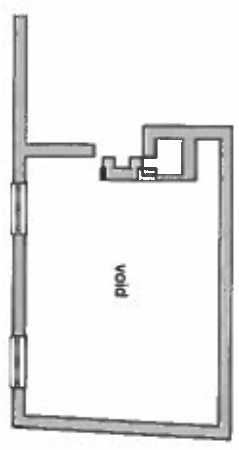
Revisions	Description
No.	Date
0	October 2015
0	October 2015

3 Saffron Road, Trenchbury	101E
Lot	Landmark Plan
Project number	101E
Scale	1:1250
Drawn by	UP
Checked by	UP
Date	11/2017

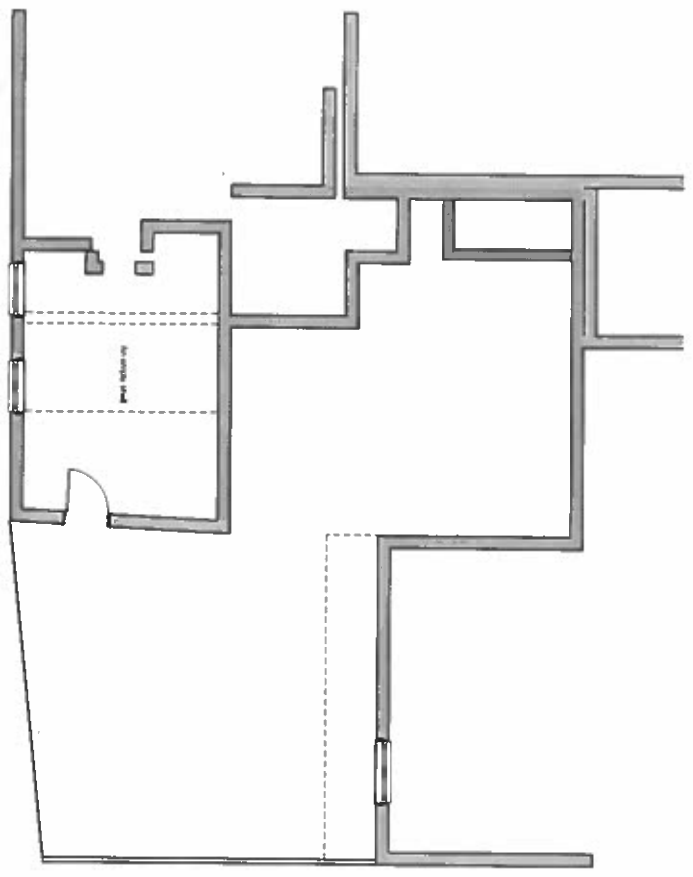
610/A

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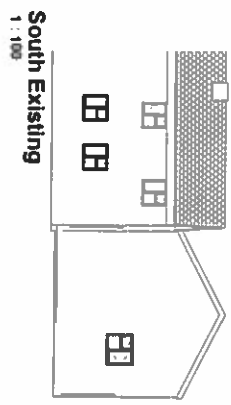
Plot Date: 20/06/20
 00:00:00



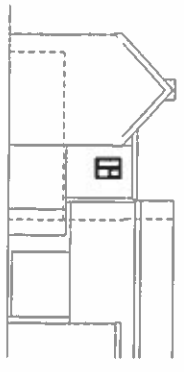
2 FF level existing
 1 : 50



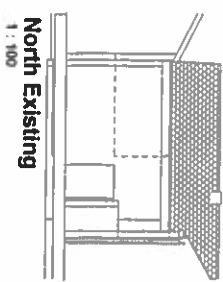
1 GF level existing
 1 : 50



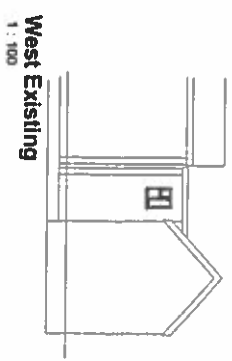
South Existing
 1 : 100



East Existing
 1 : 100



North Existing
 1 : 100



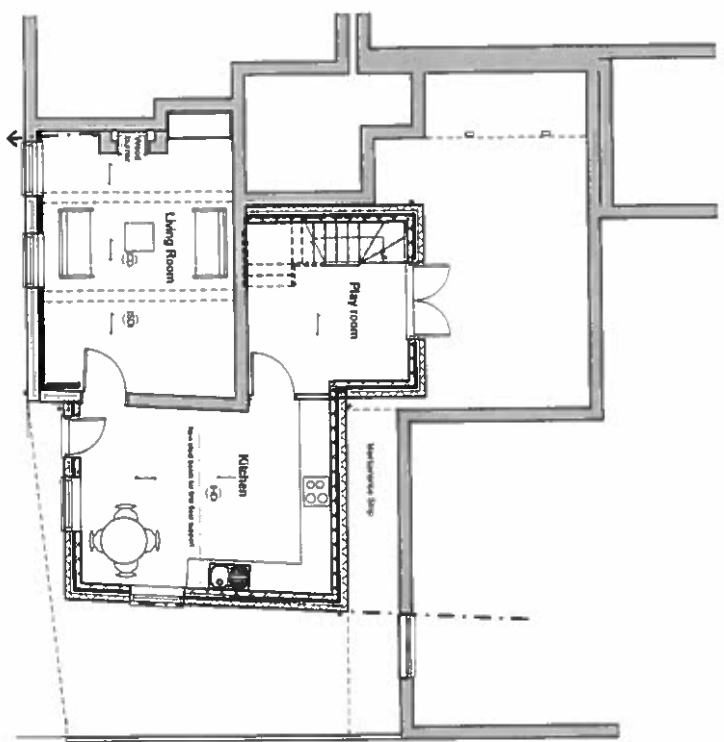
West Existing
 1 : 100

610/B

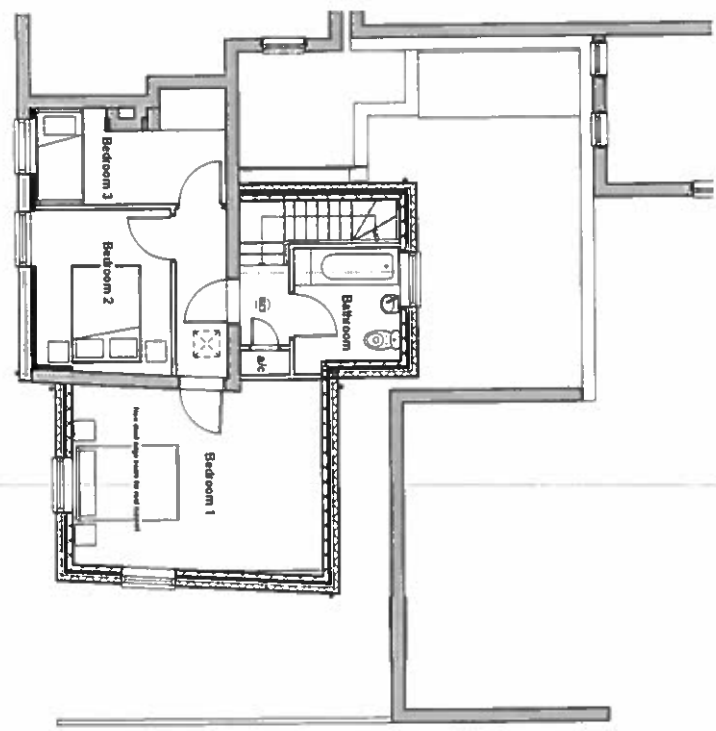
Revision	No.	Date	Description
A	1	20/06/20	Circle and prepared by hand drawing

3 Saffron Road, Leamington Spa
 CV32 3JF
A102A

Project Number	20217
Date	20/06/20
Drawn by	AV
Checked by	AV
Scale	As Indicated



1 GF level proposed BN
1 : 50



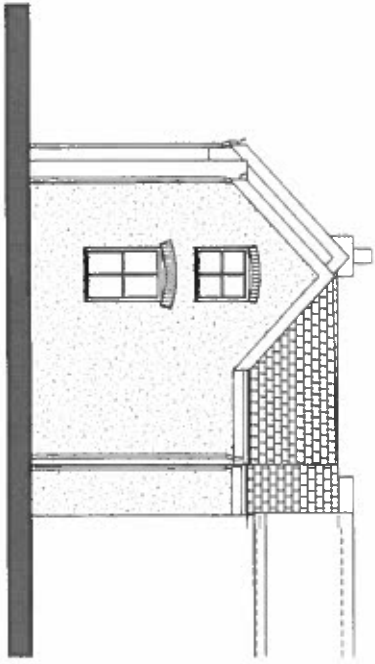
FF level proposed BN
1 : 50

610/C

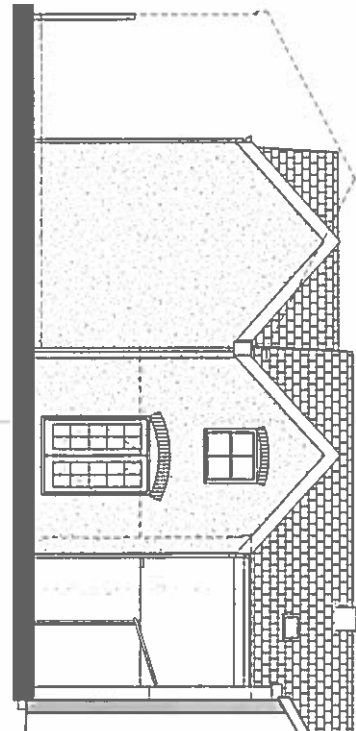
Revisions	No.	Date	Description
A	October 2018	Layout approved	
B	October 2018	Enhancements indicated by ground ownership by engineering engineer	

3 Salford Road, Tewkesbury
for
201B
Proposed floor plan

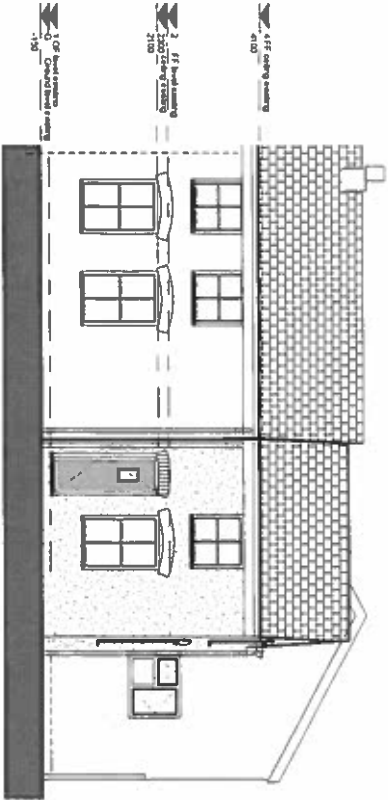
Project number: 201B
Date: 10/11/18
Drawn by: [Name]
Checked by: [Name]
Scale: 1 : 50



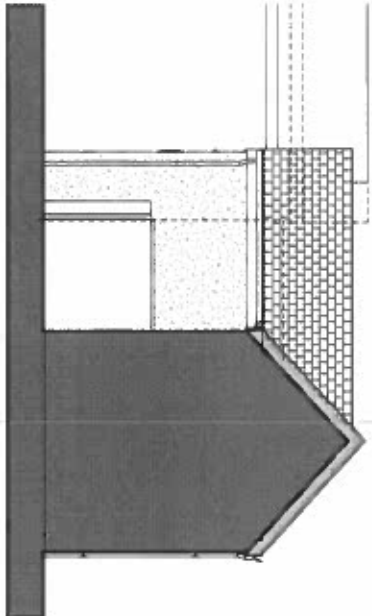
East Proposed BN
1:50



North Proposed BN
1:50



South Proposed BN
1:50



West Proposed Sectional Elevation BN
1:50

Revisions	No.	Date	Description
A	October 2018	Amended proposal's ground	
B	December 2018	Amended proposal's ground	

3 Saffron Road, Terrestbury
BN1 203B
Elevations

Project number: 203B
Drawn by: [Name]
Checked by: [Name]
Scale: 1:50

Valid 08.10.2018

Application for the change of use of ground floor from bank (A2) to offices (B1) and change of use of upper floors from bank (A2) to 2 no. apartments (C3) plus external alterations to the ground floor frontage

Grid Ref 389382 232680
Parish Tewkesbury
Ward Tewkesbury Town With
Mitton

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework; 2018 (NPPF)
Planning Practice Guidance
The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy; 2017 (JCS)
Tewkesbury Borough Local Plan to 2011; March 2006 (TBLP)
Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)
The First Protocol, Article 1 (Protection of Property)
Conservation Area
Within 50m of listed buildings

Consultations and Representations

Tewkesbury Town Council - Objection - Recognises that many of its previous concerns regarding waste and cycle storage have been addressed but is concerned that the amended proposal for the front elevation is out of character with the Tewkesbury streetscape.

Conservation Officer - No objection following submission of amended plans.

Tewkesbury Civic Society - The area for bin and cycle storage is noted. Consider that within the Conservation area, particularly where the proposals impact the main street frontages and features of historic importance such as alleys, courts and burgage plots, then proposals that perpetuate disfigurement, giving them a further lease of life for decades should, not be accepted.

Environmental Health - comments on the revised plans.

No objection in terms of noise adversely impacting future residents. Advises the use of acoustic trickle ventilators are installed for the habitable rooms facing Barton Street.

No objection with regard to space of the accommodation.

No adverse comments in terms of air quality. The proposed site lies within the Tewksbury Air Quality Management Area, however as there is no provision for car parking and given that there will be eight employees plus the residents of the two one bedroom apartments, the trip generation is expected to be small.

Building Control - comment that the proposal would be subject to a building regulations application .

Members of the public - two letters of objection which can be summarised as follows:

- The application does not consider the conservation area and negative impact on the street and alleys it occupies.
- The painting of the granite grey is not an improvement recommend that the tiles are removed and for the front elevation to be in matching brick or rendered.
- The application is maybe the only opportunity to reduce the negative impact of the building on the street and alleys it occupies.
- The submitted plans are not clear regarding the internal layout.
- No information is provided for waste and bicycle storage.
- The metal fire escape which is such a discordant feature of the rear of the building seems to be redundant in the new design, but no provision is made to remove it.

- Recommend security fence replaced with a brick wall.

Planning Officers Comments: Dawn Lloyd

1.0 Application Site

1.1 This application relates to 71-73 Barton Street, which formerly housed the Nat West Bank (A2 use). The building is not listed but lies within the Tewkesbury Conservation Area.

2.0 Relevant Planning History

2.1 Permission was granted for the erection of a bank in 1968 with a revised scheme permitted in 1970. Since then there have been a number of minor planning and advertisement applications.

3.0 Current Application

3.1 The current application seeks the change of use of the premises from A2 bank to B1 Office use on the ground floor and 2 one bedroomed flats at first floor. External alterations are also proposed to the ground floor front elevation.

3.2 The site lies within the Conservation area. The building is not listed but is within the vicinity of listed buildings. The property is a two story brick which has undergone previous extensions and alterations. To the rear there is a yard with a high metal fence on Hughes Alley. The front elevation faces Barton Street and the ground floor section is covered with a granite tile with traditional red brick above.

3.3 Amended plans have been received following discussions with officers. The proposed ground floor plan indicates the provision of bin and secure cycle storage. The first floor plan indicates the layout of the one bedroomed flats. In accordance with recommendations of the Conservation Officer, revised plans for alterations to the front elevation have been submitted to include the removal of the granite tiles at ground floor level and replace it with chalk white render with scored brickwork. The front façade window and door frames at ground floor level are proposed to be aluminium powder coated in dark grey colour. The bars to windows on the modern extensions to the rear are proposed to be removed and two first floor windows blocked up. The windows would be replaced to match the existing uPVC windows. Details of the window frames have been provided.

3.4 The larger flat to the rear has a bedroom, living area, kitchen and bathroom and is in the order of 40sq m. The studio flat has a bedroom separate bath room and a living/kitchen area of 29.6 sq m.

4.0 Analysis

4.1 The main issues to be considered are the principle of the development, the impact upon the surrounding heritage assets and whether the proposal would provide acceptable living conditions for its future residents.

Principle of the development

4.2 The site is located within Tewkesbury town centre. The provision of new residential development in this location would be acceptable in accordance with the requirements of policy SP2 and SD10 of the JCS, which defines Tewkesbury Town as a market town capable of delivering development.

4.3 In addition, the application site is located in the designated Tewkesbury Town Centre Mixed Use Frontage as shown on the Policies Map of the TBLP. Therefore saved policy RET2 of the TBLP applies to the proposed development. This policy sets out that proposals for residential at upper floor level will be supported. Residential use on upper floors above retail premises increase footfall, provide passive surveillance and encourage investment in the town centre. The residential use of the upper floors of the building would complement the main retail/leisure function of the town therefore there would be no harm caused to the vitality of the town centre.

4.4 In light of the policy provision the principle of the proposed development in this location is considered to be acceptable. However, the site is subject to a number of constraints posed by local and national designations and the presence of heritage assets. As such the significance of the impact of the development on these constraints/assets must be considered in assessing whether the principle of the development is acceptable.

Design and Impact on the Historic Environment

4.5 Policy SD4 of the JCS states that development should respond positively to and respect the character of the site and its surroundings. Alterations to existing buildings should pay attention to the historic context, distinctive features of the locality and should use materials of high quality suited to their location and detailing. Section 72 of the Listed Buildings and Conservation Areas Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area. Policy SD8 states that developments are required to preserve or enhance the character or appearance of the conservation area in terms of scale, form, materials and quality.

4.6 As set out above, the development lies within the Conservation Area and within close proximity to listed buildings. The current shop front is discordant with the historic character of the town and there is a clear opportunity for considerable visual improvement. Positive aesthetic changes proposed to the shop front included on the amended plans, following consultation with the Conservation Officer, are therefore welcomed. These changes include, at ground floor level, removal of the existing granite tiles, and the area rendered chalk white with scored brick work.

4.7 The window and door frames at ground level are proposed to be aluminium powder coated colour dark grey RAL7016 whilst a new doorway is also proposed to serve the two flats. Details of the fenestration have been submitted and are acceptable. On the rear elevation the security bars on the first floor windows are to be removed and two windows blocked up at first floor, windows are to be replaced with UPVC to match existing. Given their location to the rear, this is considered to be acceptable.

4.8 Following concerns raised by the Town Council, Civic Society and Conservation Officer, additional information has been provided locating bin and cycle storage to the rear yard. The proposed secure bin store is located adjacent to the rear elevation in the yard which is accessed off the alley. This would minimise the impact of bin storage on the character and appearance of the conservation area.

4.9 There are outstanding objections from the Town Council, Civic Society and residents to the choice of materials and proposed alterations to the front elevation. Nevertheless, the Conservation Officer is satisfied that the proposed alterations and choice of materials are appropriate to the Conservation Area and an improvement on the existing building. The proposal as amended is considered appropriate to the character of the area and not detrimental to the setting of nearby listed buildings in accordance with the statutory duties to protect listed buildings, conservation areas and their settings, Joint Core Strategy policy SD8 and saved local plan policy HEN2.

Impact on Residential Amenity

4.10 Policies HOU 8 of the Local Plan and SD4 of the JCS state that development should avoid or mitigate for the potential disturbances, including visual intrusion, noise, smell and pollution.

4.11 The effect of the proposal on residential amenity has been carefully considered. There is substantial separation distance to the property to the rear and there are no windows on the east side elevation. A bin store and cycle storage is provided in the rear amenity space. There is no substantial impact to neighbouring amenity with regard to overlooking, visual intrusion, noise, smell and pollution.

Living conditions for future residents

4.12 The Government attaches great importance to the design of the built environment and to ensuring a good standard of amenity is provided for all existing and future occupants of land and buildings.

4.13 The JCS also contains a framework of policies to support the health and well-being of local communities through the provision of, amongst other things, housing. The quality of our lives is determined in part by the condition of our surrounding environment.

4.14 Policy SD4 (Design Requirements) of the JCS specifies, in terms of amenity and space, that new development should enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space, and the avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution

4.15 Policy SD11 of the JCS states that new housing should meet and where possible exceed appropriate minimum space standards. It should be designed in a way that enables households to live comfortably. The 'Explanation' section of the policy confirms that within the JCS area this will be achieved by meeting or exceeding minimum space standards. The 'Delivery' section highlights the Government's Housing Standards Review, which were published in March 2015, and known as the Technical housing standards - nationally described space standard (2015) (THS). Policy SD14 provides that development should not create or exacerbate conditions that could impact on human health or cause health inequality and must cause no unacceptable harm to local amenity

4.16 The JCS sets out that the district plans may in future include such a policy or potentially adopt locally-specific space standards. However until such a time, guidance can be taken from the THS, although the figures cannot be applied. Therefore the case should be considered on its individual merits in accordance with the relevant adopted local plan policies. The relevant development plan policies (SD4, SD11 and SD14 of the JCS) are clearly material considerations which carry significant weight. Whether or not a particular proposal results in an unacceptable degree of residential amenity requires a planning judgement to be made.

4.17 The proposal includes outdoor amenity space, cycle, bin or general storage areas to serve the future occupiers of the flats accessed from the side alley. The gross internal floor space of the front flat would measure in the order of 30 sqm and rear flat 40sqm.

4.18 The THS indicates that the minimum gross internal floor area for a 1 bedroom property providing 1 bed space is 39 square metres (reducing to 37 square metres if a shower room rather than a bathroom is provided).

4.19 In addition to the THS, Appendix 2 and 5c of the Local Authorities Coordinators of Regulatory Services (LACORS) provides guidance on Crowding and Space in residential premises and gives recommended and minimum sizes for various rooms. The minimum room size for a living room for a single person in a dwelling with a separate kitchen/dining area is 11 square metres and for a bedroom is 6.5 square metres, a total of 17.5 square metres.

4.20 The rear flat complies with the above standards. The front flat has a combined living/kitchen area which totals 18.64 sqm which complies with the 5.5sq m for a galley kitchen and 13sqm for a living room. The bedroom is 11sqm and therefore the flat complies with the minimum room sizes.

4.21 The Environmental Health (EH) advisor has recommended the use of acoustic trickle vents in the front elevation to reduce noise impacts. The scheme does not proposed to change the first floor windows however and the EH adviser has confirmed whilst this would be preferable, the absence of these features would not justify withholding planning permission. Subject to this clarification the proposals would be acceptable in terms of noise and nuisance.

Other Matters

4.22 The property does not include any off-road designated parking provision however given the town centre location and available access to jobs, facilities and public transport, none is required. Therefore it is considered the development could be accommodated at the site without compromising highway safety.

4.23 The site lies within the Tewksbury Air Quality Management Area, the proposal is not significantly detrimental in terms of air quality as there is no provision for car parking and given that there would be eight employees plus the residents of the two one bedroom apartments, the trip generation is expected to be small.

5.0 Conclusion

5.1 Taking into account all of the above, the proposal is considered to be acceptable and in accordance with the relevant policies of the adopted development plan. It is therefore recommended that planning permission be granted subject to conditions.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the details within the application form and approved plans/drawings Nos TEW-002-C, TEW-004-C, TEW-005-A, TEW-006-A, TEW-007-A, TEW-008, WMQ 5900-01, WMQ 5900-02 received on 7th January 2019, approved plans/drawings TEW- 001, TEW-003 received on 5th October 2018 and Plan 6B received on 29th October 2018.
- 3 The alterations to the front elevation shall be carried out in strict accordance with details of the render proposed to be used which have first been submitted to and approved in writing by the Local Planning Authority.
- 4 The proposed bin and secure cycle storage shall be provided in accordance with the approved plans before the development hereby permitted is brought into use and thereafter maintained as such for the lifetime of the development.

Reasons:

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure that the development is carried out in accordance with the approved plans.
- 3 To prevent adverse visual impact on the Conservation Area and streetscene.
- 4 To prevent adverse visual impact on the Conservation Area and streetscene.

Notes:

1 **Statement of Positive and Proactive Engagement**

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating amendments to the design

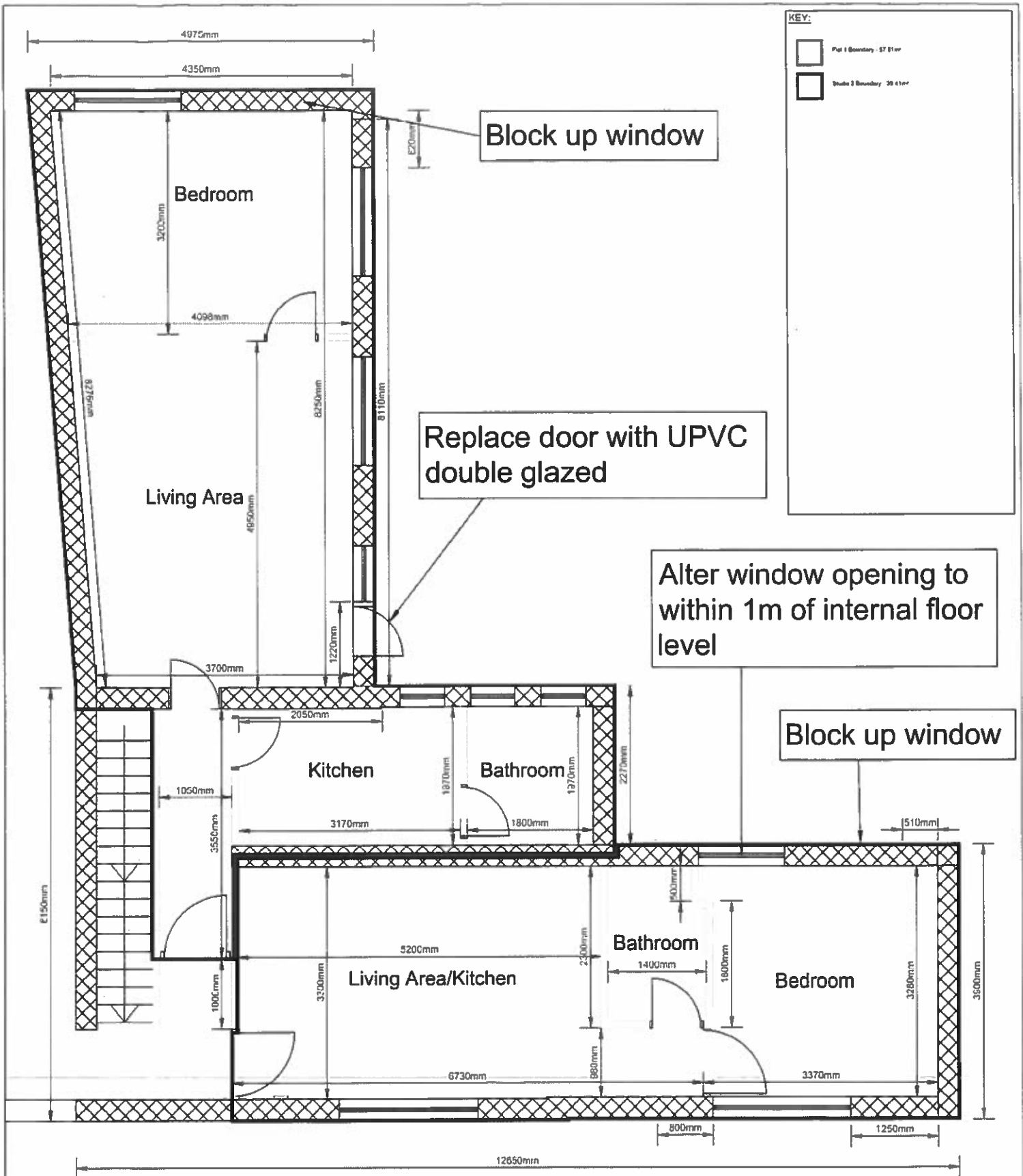
- 2 Flats do not have permitted development rights and any alteration to the first floor windows on the front elevation will require the consent of the Local Planning Authority.

HM Land Registry
Official copy of
title plan

Title number GR401066
Ordnance Survey map reference SO8932NW
Scale 1:1250 enlarged from 1:2500
Administrative area Gloucestershire :
Tewkesbury



615/A



Office Conversion

Revisions		
A	Plan updated regarding changes to windows and doors	29.11.18 CM
B	Hand drawn version	19.12.18 CM
C	Internal layout to Studio 2 updated	22.12.18 CM
615/B		

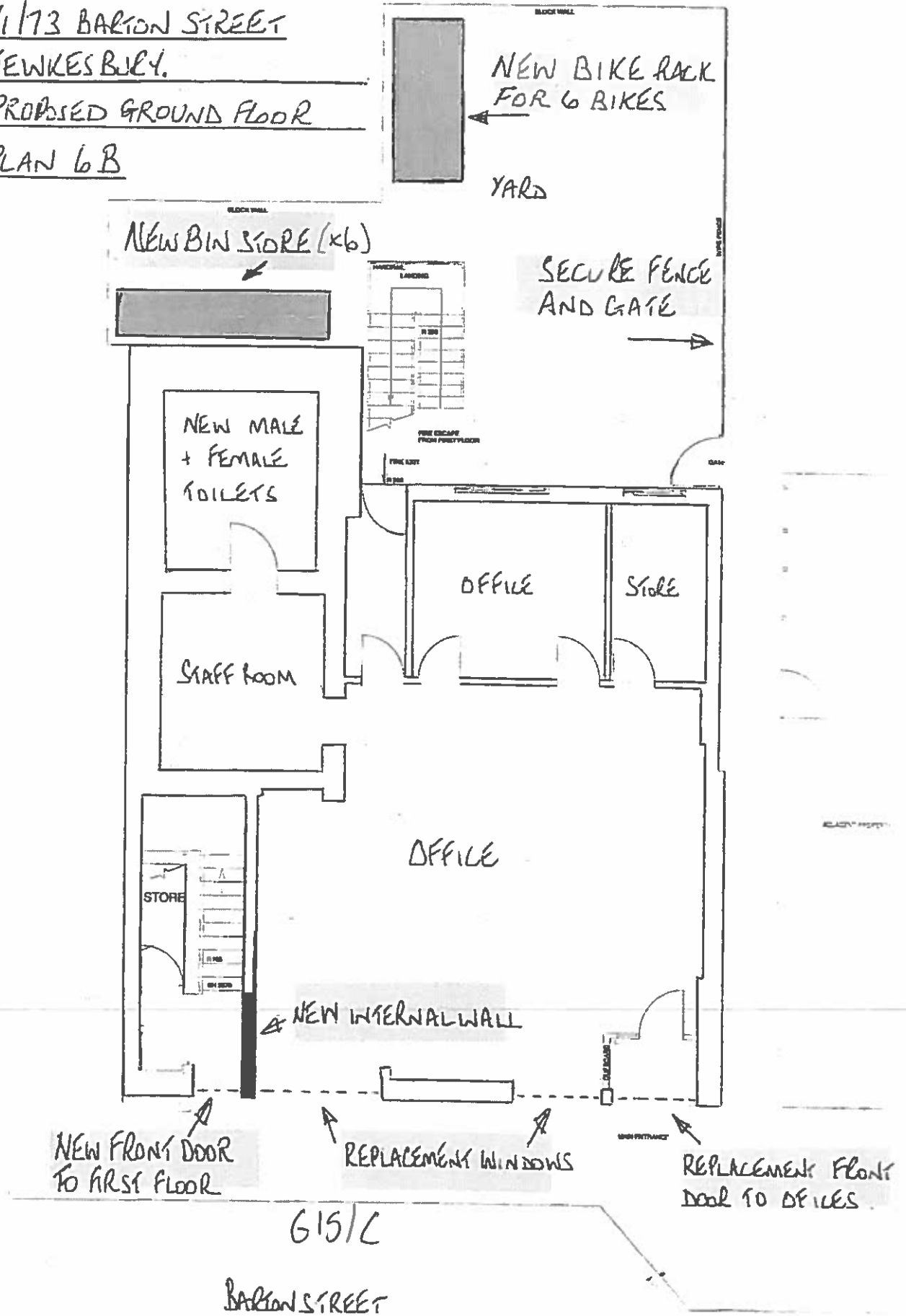
Address:	
71-73 BARTON STREET TEWKESBURY GL20 5PY	
Scale: 1:50 @ A3	Date: SEPTEMBER 18
PROPOSED PLAN	
Drawing No: TCW-002-C	Drawn: FM

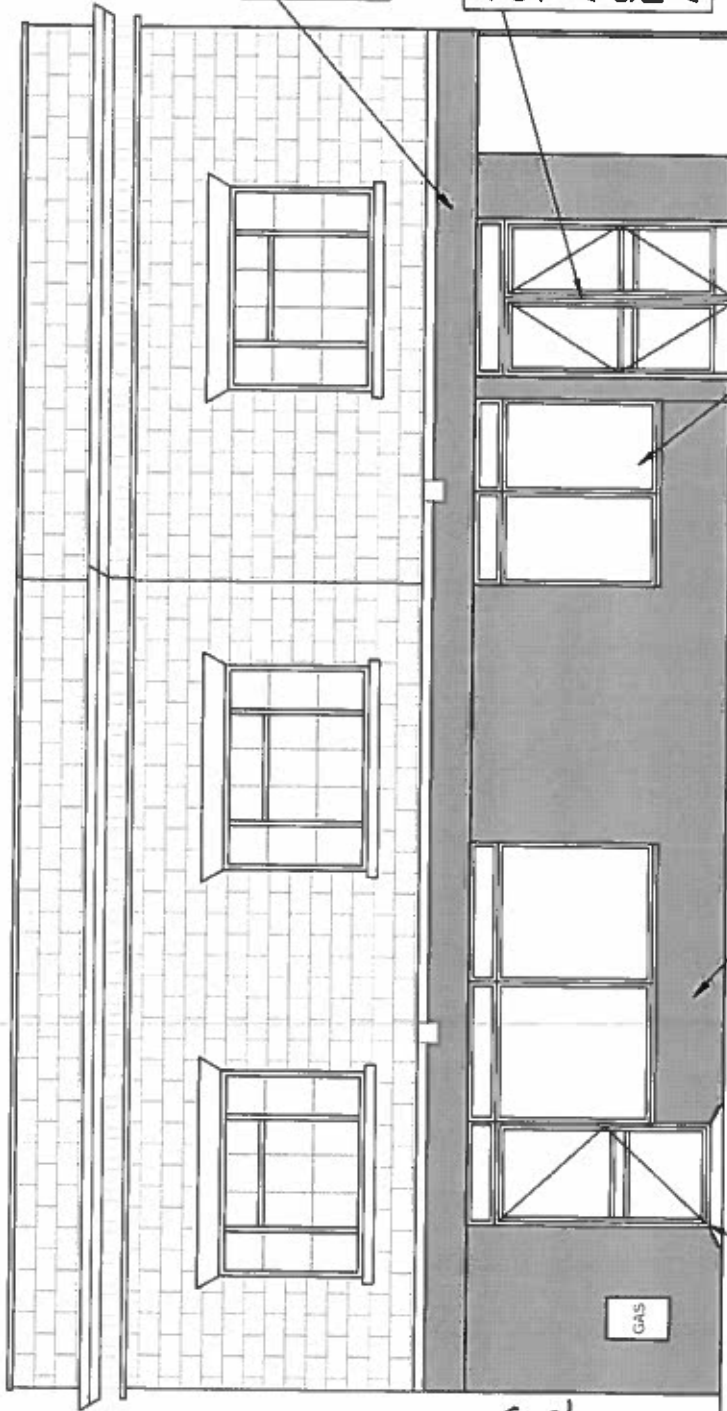
71/73 BARTON STREET

TEWKESBURY.

PROPOSED GROUND FLOOR

PLAN 6B





Remove Granite Fascia and render ground floor front elevation with silicone render in chalk white with scored brickwork

Aluminium framed double doors powder coated RAL 7016 (Dark Grey)
 Top Panels
 Argon filled double glazed units in clear glass
 Bottom Panels
 Aluminium panels coated in RAL 7016

Argon filled double glazed units in clear glass

Masonry and rendered stall riser inserted to match rest of ground floor facade

Aluminium frames and powder coated in RAL 7016 (Dark Grey)

G15/D

Address
**71-73
 BARTON STREET
 TEWKESBURY
 GL20 5PY**

Scale 1:500 A3 Date SEPTEMBER 18

PROPOSED ELEVATION

Drawing No: TEW 004-C Drawn: FM

Revision	Date	By	Check
A	03.10.18	FM	
B	19.12.18	OM	
C	22.12.18	OM	

Plan updated to suit client comments
 Hand drawn version
 Ground floor alterations and annotations.

Notes

Office Conversion

Valid 07.11.2018

Outline Planning Application for up to 30 dwellings with affordable housing. All matters bar access are reserved.

Grid Ref 390437 231203

Parish Wheatpieces

Ward Ashchurch With Walton

Cardiff

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework (2018)

Planning Practice Guidance

Joint Core Strategy (2017) - SP1, SP2, SD9, SD10, SD11, SD12, SD14, INF1, INF2, INF3, INF5, INF6, INF7,

Tewkesbury Borough Local Plan to 2011; March 2006 (TBLP) saved policies

Tewkesbury Borough Local Plan 2011 - 2031 - Preferred Options - RES1

Flood and Water Management SPD

Human Rights Act 1998 - Article 8

The First Protocol - Article 1

Consultations and Representations

Wheatpieces Parish Council

Object for the following reasons:

The Parish Council should firstly like to reiterate its response to the Tewkesbury Borough Plan Preferred Options consultation with regard to future education needs as follows:

With regard to the Tewkesbury Borough Plan Preferred Options, RES1 and RES2 at Tewkesbury South, Wheatpieces Parish Council express a strong preference to safeguard the area marked as 'B' on the plans on the for future education needs relating to the expansion of John Moore School. At present many local children are unable to obtain places at John Moore. We understand that the school is able to provide a 1.5year intake, however given the likelihood for future expansion at the area marked A at Stonehills, there is likely to be an increase in demand in future years in the South Tewkesbury area.

An example of this would be the emerging Concept Masterplan for Ashchurch (page 58, Education and Childcare) which states 'On this basis the total population associated with new housing at Ashchurch has the potential to create demand for more than seven forms of entry throughout the educational system.

This is equivalent to four, two-form entry primary schools and a new secondary school within the Ashchurch area. The need for school places increases in line with phases of development with broadly a requirement for one two-form entry primary school at each phase. Wheatpieces Parish falls within the Tewkesbury and Ashchurch area for education within the education authority at the County Council.

A further concern is for the physical well-being of the pupils at the John Moore Primary School due to the loss of this space of land which could be earmarked for sports provision.

Parking objections were identified as existing parking at the school is already problematic and an increase in vehicle movements will exacerbate this problem.

In the Design and Access Statement it states that 'current bus services run along the A38 and Monterey Road. A new extended bus route is proposed to be made available through the new development to the south along Bluebell Road'. The Parish Council would object to a continuation of the bus route along Starling Road on the grounds of highway safety and noise.

A local resident has raised an objection to additional congestion on the local highway network from this proposal which the Parish Council would support.

County Highways

No objection subject to conditions.

The proposed 30 dwelling would not be considered to have a significant impact on highway capacity in terms of additional peak hour vehicle trips in terms of the 20 and 23 respective two-way AM and PM peak hour vehicle trips generated by the proposed dwellings on Bluebell Road.

The agent has a submitted site access drawing 3447 TR 02 illustrating the 2m x 54m visibility splays will be provided in both directions from the site access junction which are considered acceptable.

The agent has further submitted suitable swept path tracking plans to illustrate space for two-way inter-visible passing at the site access on plans 3447-TR-02-P, 3447-TR-03-P and 3447-TR-04-P.

A footway connection from the north side of the will be sought via condition to the existing footway which connects through to the front entrance of John Moore Primary School and via Columbine to the local shops and amenities. A further footway connection east to the public play and open spaces to the east will also be sought to ensure non-motorised user connections are maximised in accordance with NPPF guidance.

Urban Designer

The site is located to the north of the recent development along Bluebell Road. To the north the site is bounded by existing residential development to the east by Rudgeway Lane and to the west by the planning field of John Moor Primary School.

The proposed development is well related to the existing settlement and therefore I have no objection to the principle of development on this site.

The proposed layout appears logical. There are good connections onto Rudgeway Lane. The existing pedestrian link to the north has been improved since pre-application discussions and now is well overlooked.

I would like to highlight SD11 and the requirement to meet the housing need in the borough. The evidence base is taken from the latest JCS SHMA Update (2015) which states that, in Tewkesbury. New development should be of the following mix of dwellings.

19.2% four or more bedrooms

42.7% three bedroom properties

26.9% two bedrooms

11.3% one bedroom.

This relates to open market dwellings not just the affordable need. I would recommend that any permission includes a condition ensuring that reserved matters are in line with this housing need.

The application is for up to 30 dwellings, although only 28 are shown on the illustrative masterplan. This may not be an issue but an extra 2 houses, might make the development cramped.

Overall this application has addressed issues raised at pre-application and I have no objections.

/b County Archaeologist - I advise that I have checked the proposed development site against the County Historic Environment Record. Archaeological investigations undertaken in the locality have found prehistoric and Roman activity and settlement.

However, the application site has been investigated by means of an archaeological desk-based assessment (Headland Archaeology, May 2018) and trial-trenching (Headland Archaeology, July 2018). The result of these investigations was negative in that no evidence for any archaeological remains was found.

Therefore, in my view this development proposal has low potential to have any adverse impact on archaeological remains, and I recommend that no further archaeological investigation or recording should be required in connection with this scheme.

Environmental Health Officer

Noise: The submitted noise assessment appears satisfactory in terms of the methodology used and the conclusions reached. The recommended noise mitigation measures relating to glazing, passive ventilation and the erection of a 1.8m close boarded (acoustic) fence along the eastern boundary of the site should be implemented.

Nuisance during the construction phase: In order to minimise any nuisance from noise, vibration and dust emissions during the construction phase the applicant should refer to the WRS Demolition & Construction Guide and ensure its recommendations are complied with.

Air Quality - a review of the document entitled 'Air Quality Assessment: Land North of Bluebell Road, Tewkesbury' produced by Air Quality Consultants, dated May 2018, reference J2234E/1/F2 has been undertaken. WRS considered the report to represent a suitable screening assessment. The report identifies that mitigation measures will be employed as part of the development, and have recommended conditions appropriately.

Minerals and Waste Officer - All major planning applications (10 or more dwellings, residential sites of 0.5ha or more and other development in excess of 1,000m² or over 1ha) should be accompanied by an appropriately detailed Waste Minimisation Statement (WMS).
A Waste Minimisation Statement was submitted by the agent on 14th January and the Minerals and Waste Officer has been reconsulted but as yet no further response received

Gloucester Lead Local Flood Authority - Further to my response dated 12th November 2018 I have been forwarded a copy of a Flood Risk Assessment carried out for this development by BWB document number WA2T-BWB-ZZ-XX-RP-YE-0001-FRA issue P03 and Sustainable Drainage Statement WA2T-BWB-ZZ-XX-RP-CD-0001-SDS issue P03 The information supplied in the FRA and the SDS are acceptable for this site. If planning permission is granted for this development relevant conditions should be detailed.

One letter of objection was received, stating the following:
No other new houses should be built in this area until Junction 10 of the M5 is four way to alleviate congestion during rush hour.
If this amenity land is to be used for anything it should be given to the John Moore school to expand to accommodate the extra spaces which will almost certainly be required by the houses currently under construction to the rear of the school.

Planning Officers Comments: Gemma Webster

1.0 Application Site

1.1 The application site is situated on the southern edge of Tewkesbury next to John Moore Primary School, and south of the existing Wheatpieces residential development.

1.2 To the north the existing residential area of Cornflower Close is concealed behind a strip of dense vegetation. To the south of the site Bluebell Road connects the A38 with Starling Road and will provide access into the application site. South of this road is the new development called Tewkesbury Meadows, as part of the Wheatpieces development extension.

1.3 The western boundary is formed by the edge of John Moore Primary School playing pitches. This boundary is characterised by the school fence and has no vegetation along the whole boundary. To the east the site abuts Rudgeway Lane, a lane of rural character with dense hedgerows to either side. These mature hedgerows restrict the visual connection of the site with the surrounding in this direction. The lane is not accessible to vehicles at its northern end. Beyond the lane is childrens play area and residential development.

1.4 The site measures approximately 0.90 hectares and is currently grassland with mature vegetation, which is irregularly maintained, including hedgerows and some mature trees defining the northern, eastern and southern boundaries.

1.5 An existing footpath runs along the northern part of this boundary and provides a connection to Cornflower Road, Columbine Road, school entrance and the local centre (to the north). There is also a footpath along the eastern side of the site from Rudgeway Lane and connects to Starling Road.

1.6 The site is relatively flat, with a gentle slope with the lowest area along the southern boundary. There is a change in level of some 0.2m across the full width of the site.

1.7 The site is not located within any sensitive landscape areas and is within flood zone 1.

1.8 The site is identified with the emerging Tewkesbury Borough Plan, Preferred Options, under Policy RES1 site B and is identified on the Tewkesbury South proposal map within the emerging plan.

2.0 Planning History

2.1 None directly relevant to the site, but the following as part of the large development off Bluebell road:

89/92212/OUT - Outline application for residential development including provision of a relief road, school, public open space & footpath network. - Permit

97/00097/APP - Strategic landscaping scheme for residential development of Wheatpieces 1 - Permit

00/00701/FUL - Variation of Condition B to 8 years attached to application ref 89T/8613/01/01 and 89T/8613/02/01 - Permit

3.0 Current Application

3.1 The application submitted is an outline application with all matters except for access reserved. The proposal is for up to 30 dwellings, comprising a mix of market and affordable homes; access for vehicles, cycles and pedestrians off Bluebell Road; further pedestrian links to Columbine Road, Cornflower Close and Starling Road; retention of existing vegetation along the boundary.

3.2 Primary vehicular access will be taken off Bluebell Road to the south which subsequently will connect the site with the existing A38/Monterey Road roundabout to the west and the Wheatpieces residential estate and Starling Road to the east.

3.3 An indicative plan has been supplied, identifying two attenuation ponds adjacent to the access to the south of the site.

3.4 The Agent has supplied the following comment from Gloucester County Council regarding the use of the site:

"The John Moore Primary School was built in 2000 as a 0.5FE with a 1FE core an included provision for Early Years to support the pupils arising from the Wheatpieces Development at Walton Cardiff. In 2005 the school completed its growth to 1GE. At this point the subject site was used as a temporary playing pitch while the school field was getting established (seeded and needing time to grow and strengthen). It has not been used by the school since.

Since the temporary use by the school the area has remained private open space. Any public use of the site is restricted to predominantly dog walkers at the discretion of the landowner Gloucestershire County Council."

Community Infrastructure Levy Regulations

4.1 The Community Infrastructure Levy (CIL) Regulations allow local authorities to raise funds from developers undertaking new building projects in their area. The regulations stipulate that, where planning applications are capable of being charged the levy, they must comply with the tests set out in the CIL regulations. These tests are as follows:

- a) necessary to make the development acceptable in planning terms
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

4.2 As a result of these Regulations, local authorities and applicants need to ensure that planning obligations are genuinely 'necessary' and 'directly related to the development.' As such, the Regulations restrict local authorities' ability to use Section 106 Agreements to fund generic infrastructure projects, unless the above tests are met.

4.3 Where planning obligations do not meet the above tests and restrictions, it is 'unlawful' for those obligations to be taken into account when determining an application.

4.4 From 6 April 2015 new rules have been introduced regarding the pooling of contributions secured by S106 agreements. The Planning Practice Guidance sets out that from that date, no more contributions may be collected in respect of a specific infrastructure project or a type of infrastructure through a section 106 agreement, if five or more obligations for that project or type of infrastructure have already been entered into since 6 April 2010, and it is a type of infrastructure that is capable of being funded by the levy.

4.5 In October 2018 the Council adopted a CIL and implemented the levy on 1 January 2019. For CIL purposes the application site falls within a 'Generic Site' and is subject to the levy for residential development at £200 per square metre on all the market elements of the proposed development.

4.6 Infrastructure requirements specifically related to the impact of the development will be secured via a S106 legal agreement, which may include the provision of commuted sums. CIL would be collected in addition to any site specific S106 requirements.

5.0 Policy Context

5.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of The Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which "indicate otherwise". Section 70(2) provides that in determining applications 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 materials considerations."

5.2 The development plan comprises the Joint Core Strategy (JCS) (2017) and saved policies in the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP).

5.3 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework, and the emerging Tewkesbury Borough Local Plan (Preferred Options Consultation) 2011-2031

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

6.0 Analysis

6.1 The main issues to be considered in this application are the principle of development, impact upon the character of the area and the impact upon highway safety.

Principle of development

6.2 National Planning Policy Framework

The NPPF has 'sustainable development' central to planning's remit and objectives. The NPPF also seeks positive improvements in the quality of the built, natural and historic environment and in regards people's quality of life. The National Planning Policy Framework has been considered in the assessment of this application. The following sections are considered particularly relevant:

- o 2. Achieving sustainable development
- o 5. Delivering a sufficient supply of homes
- o 11. Making effective use of land
- o 12. Achieving well-designed places
- o 15. Conserving and enhancing the natural environment

6.3 Paragraph 11 of the Framework sets out the presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

6.4 NPPF Paragraph 124 states: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.5 Paragraph 127 outlines Planning decisions should ensure that developments:

- o will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- o are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- o are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- o establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- o optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- o create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.6 Strategic Policies SP1 and SP2 of the JCS set out the scale and distribution of development to be delivered across the JCS area in the period to 2031. Policy SD10 details acceptable residential development within the Borough, stating that development is accepted on allocated sites, or within infill sites in the existing built up area.

6.7 The site is identified within Policy RES1 of the emerging Tewkesbury Borough Plan as Site B for Tewkesbury Town. The policy details that the site should be for approx. 30 dwellings, and the site specifics state that the vehicular access should be off the Wheatpieces link road to the south of the site.

6.8 Whilst it is acknowledged that the emerging borough plan currently has limited weight it does acknowledge the site as being a preferred option for development in order to meet the housing needs set out in the JCS.

6.9 The site is considered to form part of the built up area of Tewkesbury Town due to its location within the 'Wheatpieces' residential housing area. The proposed development is well related to the existing settlement, the layout is logical with the surrounding development and maintains good connections onto Rudgeway Lane. The site has overtime become incorporated into the Wheatpieces residential area and is therefore qualifying as 'infilling within the existing built up area.' In that regard the principle of development in the proposed location would accord with the development plan.

Impact on the character of the area / visual impact

6.10 JCS Policy SD4 sets out the design requirements for new development. Amongst other things, it requires development to 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.

6.11 The site currently benefits from mature hedgerow around the northern, eastern and southern boundaries. The indicative plan identifies that these hedgerows will remain as part of the landscaping surrounding the site. Although full landscaping details will be for a reserve matters application.

6.12 The site is surrounded to the north and east by residential with new residential development known as Tewkesbury Meadows to the south. With John Moore School to the west, the site as proposed housing will not harm the visual character of the area.

6.13 The built development will be setback around 30 metres from Bluebell Road, this will be the most visual area onto the site. In addition, the new dwellings should be able to be accommodated on the site without detriment to neighbouring amenity due to the distance and landscaping between the proposed dwellings and the existing residential properties outside of the site.

6.14 The density of the site equates to 33 dwellings per hectare, which is a fairly low density and is lower than the adjacent Wheatpieces phase1A scheme to the south.

6.15 Whilst the application site is relatively flat a condition requiring details of the proposed levels across the site relative to the adjoining land, together with the finished floor levels of the proposed dwellings is recommended so that the local planning authority can ensure no adverse impact upon amenity and the appearance and character of the area.

6.16 In light of the above the outline proposal for up to 30 dwellings will not have an adverse impact upon the character of the area and complies with Policy SD4.

Highways safety

6.17 Section 9 of the NPPF relates to the promotion of sustainable transport and specifies that in assessing specific applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. JCS Policy INF1 reiterates this advice. Further the policy states permission will be granted where the impact of development is not considered to be severe.

6.18 The proposed vehicular access is to the south of the site off Bluebell Road.

6.19 The site will have access to the existing network of pedestrian and cycle links connecting the site with:

- o Tewkesbury Meadows development south of Bluebell Road;
- o The existing residential area to the north at Wheatpieces via an existing and retained footpath located in the north western corner of the site, and;
- o The existing residential area along Starling Road to the north east via new pedestrian links via the existing footpath / cycleway along the eastern boundary of the site.

6.20 Current bus services run along the A38 and Monterey Road. A new extended route is proposed through the new development to the south along Bluebell Road, which will link to the existing public transport network within Tewkesbury.

6.21 Gloucestershire County Council has been consulted as Local Highway Authority (LHA). The LHA has stated that the scheme would not be considered to have a significant impact on highway capacity in terms of additional peak hour vehicle trips.

6.22 The LHA further consider the visibility splays identified in site access drawing 3447 TR 02 acceptable.

6.23. As such, it is considered that an acceptable access arrangement could be provided and the proposal would not have a severe impact on the highway network in accordance with JCS Policy INF1.

Other Matters

Drainage

6.24 Policy INF2 of the JCS seeks to prevent development that would be at risk of flooding. Proposals must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment either on the site or elsewhere. New development should incorporate suitable Sustainable Drainage Systems where appropriate.

6.25 Policy A1 of the JCS states that adequate flood risk management across the site should be delivered in the SA's and all more vulnerable development should be wholly located within Flood Zone 1. This includes measures to reduce flood risk downstream through increasing storage capacity.

6.26 The site is located within Flood Zone 1 (low risk) as defined by the Environment Agency's most up-to-date flood risk maps. The LLFA have confirmed that the FRA and the sustainable drainage statement are acceptable for this site and have recommended conditions accordingly and is therefore in accordance with Policy INF2.

Ecology

6.27 Policy SD9 states that the biodiversity of the area will be protected and enhanced in order to establish and reinforce ecological networks that are resilient to current and futures pressures. Harm to the biodiversity should be avoided where possible, to reduce risk of harm integration of enhancements and mitigation methods should be used where appropriate.

6.28 As part of the submission an ecological survey was undertaken and the results have been detailed within the Ecological Assessment, by Ecological Solutions dated October 2018.

6.29 The development proposals will retain the majority of the boundary hedgerows, although some areas of hedgerow will be lost. Recommendations have been made within the ecology report which will be conditioned to be followed.

6.30 The development proposals will not have any adverse impacts on any internationally, nationally or locally designated sites, and as such the development proposals accord with Policy SD9 of the JCS and Policy NCN3 of the Local Plan.

Housing mix

6.31 Policy SD11 (Housing Mix and Standards) of the adopted JCS states that housing development will be required to provide an appropriate mix of dwelling sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market. Development should address the needs of the local area, including the needs of older people as set out in the local housing evidence base, including the most up to date Strategic Housing Market Assessment (SHMA).

6.32 A condition will be required to lay out the requirements of the housing mix on this site for any future reserve matters application.

Affordable Housing

6.33 The NPPF sets out that LPAs should set policies for meeting affordable housing need on development sites. Policy SD12 of the JCS requires a minimum of 40% affordable housing.

6.34 Policy SD12 (Affordable Housing) states where possible, affordable housing should be provided on-site. The application form confirms that there will be 12 out of the 30 units as affordable units on site, this equates to 40%, and therefore is in accordance with Policy SD12.

Community, Education and Library Provision

6.35 Policy INF4 of the JCS states that where new development would create, or add to a need for community facilities, it will be fully met as on-site provision and/or as a contribution to facilities or services off-site. Policies INF6 and INF7 of the JCS support this requirement.

6.36 At the time of writing the report no comment has been received from the relevant consultees. Should a contribution be required this would be secured through a Section 106 agreement. **An update will be provided at committee as to whether any contributions are required and whether the applicant has agreed to enter into a legal agreement.**

Loss of open space / Playing fields

6.37 NPPF paragraph 97 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless certain exceptions are met.

6.38 The use of the proposed site has not been used as a formal playing field since 2005, and has therefore lost the existing use as a playing field in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).

6.39 Tewkesbury Playing Pitch Strategy (PPS) shows a deficit of football grass pitches, a deficit of 3G Artificial Grass Pitches for football, a deficit of changing accommodation for football, a requirement to improve quality in rugby union pitches and hockey pitches. Action No. 47 of the PPS states that there is a need for a changing pavilion at Wheatpieces Playing Field.

6.40 At the time of writing Sport England had not responded to the consultation on this application. **An update will be provided at committee as to whether any response has been received and if any contributions are required.**

7.0 Planning Balancing and Conclusion

7.1 Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70(2) of the Act 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 application site is located within a built up residential area and the Wheatpieces development surrounds the site to the south, therefore the site can be classed as infill development within the Tewkesbury area. The principle of the development is therefore considered acceptable.

Benefits

7.3 Significant weight is given to the provision of new housing and the on-site contribution towards affordable housing in the Borough, which contributes towards the JCS Strategic Housing Needs.

7.4 In terms of economic benefits, as with any new residential development, the construction of new dwellings bring benefits during the construction phase, and following construction through additional spending power in the local economy as a result of the increased population.

7.5 The proposal would also provide contributions towards community infrastructure.

7.6 The proposal would bring a currently under-utilised parcel of land adjacent to the school into use.

Harms

7.7 The proposal would result in limited harm to the character and appearance of the landscape as a result of the loss of an informal area of open space used for dog walking and its replacement with approx. 30 dwellings and associated infrastructure and paraphernalia. Nevertheless, in this particular case this impact would be mitigated to some degree by the design approach and the footpath links surrounding the sit and into the site will be maintained.

Neutral

7.8 The indicative plan submitted for this application is considered acceptable and demonstrates that the dwellings would integrate with and complement its surroundings in an appropriate manner, whilst maintaining the existing hedgerows around the site and incorporating the existing footpath links.

7.9 The proposal should, subject to the imposition of appropriate planning conditions, be acceptable in regards to highway safety.

7.10 There should be no undue impact in terms of residential amenity.

7.11 In light of the above, it is therefore recommended that **the grant of permission be delegated to the Technical Planning Manager subject to the completion of a legal agreement to secure affordable housing and a financial contribution towards other developer contributions directly related to the development and considered necessary to make the development acceptable in planning terms.**

RECOMMENDATION Permit

Conditions:

- 1 The development for which permission is hereby granted shall not be begun before detailed plans thereof showing the layout, scale and external appearance of the building(s), and landscaping (hereinafter referred to as "the reserved matters") have been submitted to and approved by the Local Planning Authority.

Reason: The application is in outline only and the reserved matters referred to in the foregoing condition will require further consideration.

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- 3 The development hereby permitted shall be begun either before:

- (i) the expiration of five years from the date of this permission, or
- (ii) before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4 The development shall be carried out strictly in accordance with the approved plans:
IM02 Rev E - Illustrative Masterplan
RLP.01 Rev D - Block plan
TR-02 - Revised Access Drawing
3447-02 Visibility Splays
3447-TR-02 -P Vehicle Tracking Plan 1
3447-TR-03 -P Vehicle Tracking Plan 2
3447-TR-04-P Vehicle Tracking Plan 3

except where otherwise stipulated by conditions attached to this permission.

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development

5 The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 54m distant in both directions (the Y points) in general accordance with drawing 3447 TR 02. The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.6m and 2.0m at the Y point above the adjacent carriageway level.

Reason:- To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

6 No dwelling shall be occupied until a 2m width footpath connection is provided connecting to the existing footway on the northern boundary providing continuous level connection to the school main entrance and Columbine Road amenities, and east into the footway onto Starling Road opposite the pedestrian crossing to the public play space entrance.

Reason:- To ensure that appropriate opportunities to promote sustainable transport modes can be taken up in accordance with paragraph 108 of the National Planning Policy Framework and the development is designed to give priority first to pedestrian and cycle movements and facilitate access to high quality public transport facilities that encourage public transport use in accordance with paragraph 110 of the National Planning Policy Framework.

7 The details to be submitted for the approval of reserved matters shall include vehicular parking and turning and loading/unloading facilities within the site, and the building(s) hereby permitted shall not be occupied until those facilities have been provided in accordance with the approved plans and shall be maintained available for those purposes for the duration of the development.

Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

8 No building on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: - To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 108 and 110 the National Planning Policy Framework.

9 The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 1 bicycle per dwelling has been made available in accordance with details to be submitted to and approved in writing by the LPA.

Reason:- To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

10 Throughout the construction [and demolition] period of the development hereby permitted provision shall be within the site that is sufficient to accommodate the likely demand generated for the following:

- i. parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. provide for wheel washing facilities

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework.

11 Prior to occupation of the proposed development hereby permitted the first 15m of the proposed access road, including the junction with the existing public road and associated visibility splays, shall be completed to at least binder course level.

Reason: - To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

12 Prior to occupation of the proposed development hereby permitted details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraph 108 and 110 the National Planning Policy Framework Framework and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 127 of the Framework.

13 No above ground works shall commence on site until a scheme has been submitted to, and agreed in writing by the Council, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to access and tackle any property fire in accordance with paragraph 110 of the National Planning Policy Framework.

14 No building works hereby permitted shall be commenced until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The information submitted shall be in accordance with the principles set out in the approved Sustainable Drainage Statement. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

- 15 The reserve matters application shall be accompanied by a plan setting out the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels and ridge levels of the dwelling relative to adjoining dwellings, have first 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 the proposed development does not have an adverse effect on the character and appearance of the area and to protect neighbouring amenity.

- 16 The mix of houses submitted as part of the reserve matters shall be in accordance with the latest update of the JCS SHMA.

Reason: To ensure appropriate mix and range of dwellings within the housing market area.

- 17 Secure cycle parking facilities must be provided at the development as determined by Worcestershire County Council Design Guidance. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be submitted to and approved by the local planning authority prior to the first occupation of the development.

Reason: NPPF Paragraph 102 and 103 state; 'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that opportunities to promote walking, cycling and public transport use are identified and pursued' and 'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.'

- 18 Appropriate cabling and an outside electrical socket must be supplied for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). The wiring must comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building. The cable and switches should be installed such as they can be adapted to an EV chargepoint that complies with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 in the future. For developments with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided by the developer to be operational at commencement of development. The charging point must comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. As a minimum, chargepoints should comply with Worcestershire County Council Design Guide which requires 7kw charging points for residential developments.

Reason: NPPF Paragraphs 105 and 110 of the NPPF state; 'If setting local parking standards for residential and non-residential development, policies should take into account the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles' and 'Applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'

- 19 Details shall be submitted to and approved by the local planning authority prior to the first occupation of the development for the installation of Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. The details as approved shall be implemented prior to the first occupation of the development and shall thereafter be permanently retained.

Reason: In the interests of the living conditions of occupiers of nearby properties and future occupiers of the site.

- 20 The recommended noise mitigation measures within the Noise Impact assessment Clarke Saunders AS8237.180508.NIA2.1 dated 14/06/18, relating to glazing, passive ventilation and the erection of a 1.8m close boarded (acoustic) fence along the eastern boundary of the site shall be detailed within the Reserve Matters application.

Reason: In the interests of the local area and residential amenity.

- 21 The recommendations set out in the ecologist's report by Ecology Solutions dated October 2018 should be followed in relation to the identified protected species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended)

Notes:

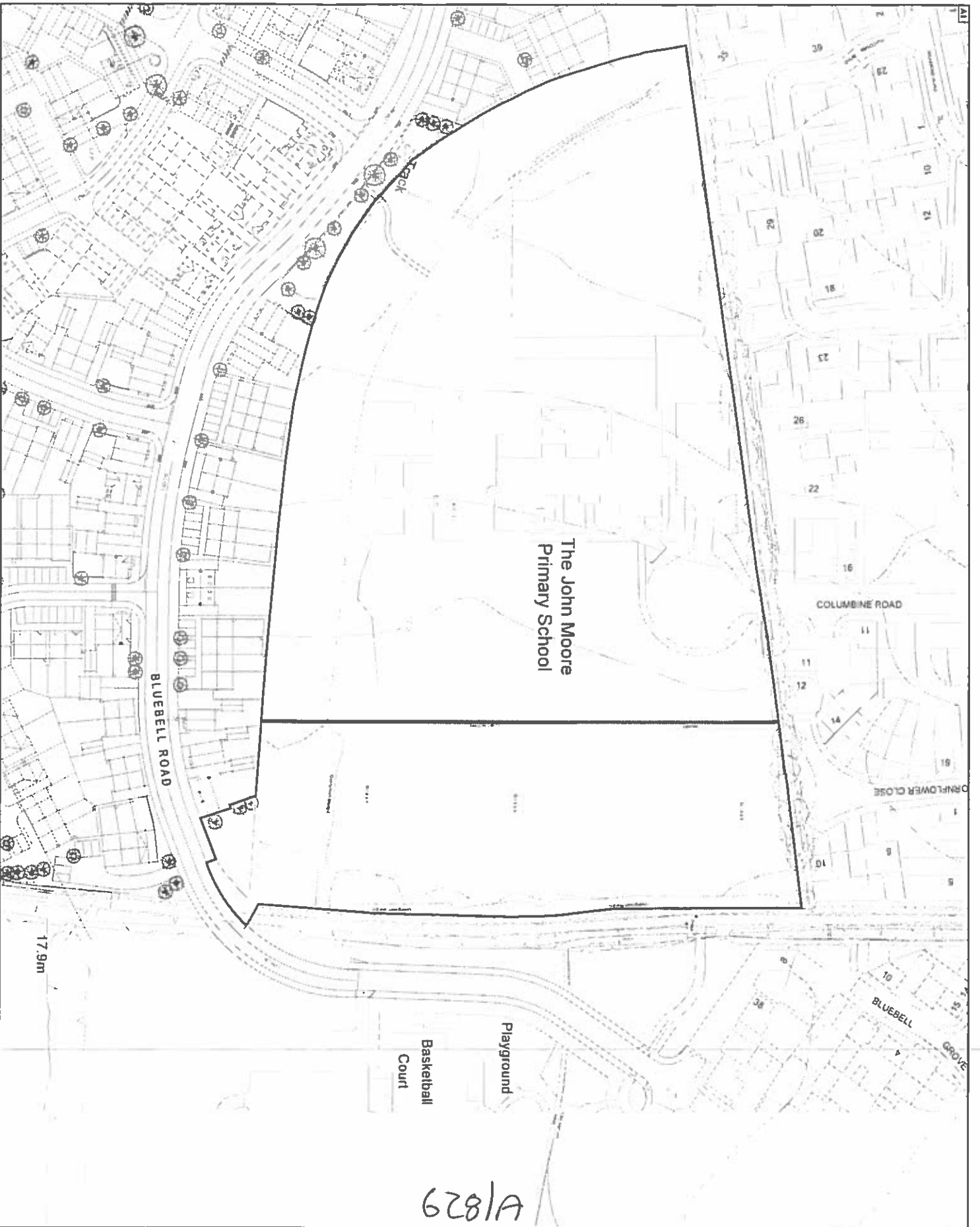
1 **Statement of Positive and Proactive Engagement**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, detailed published guidance to assist the applicant and published 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 Note: The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.
- 3 The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.
- 4 The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency.

Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.



628/A

NOTES

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10. All dimensions are to the center of the line unless otherwise stated.

KEY:

- ▬ Proposed Footpath
- ▬ Proposed Path
- ▬ Proposed Road
- ▬ Proposed Footway

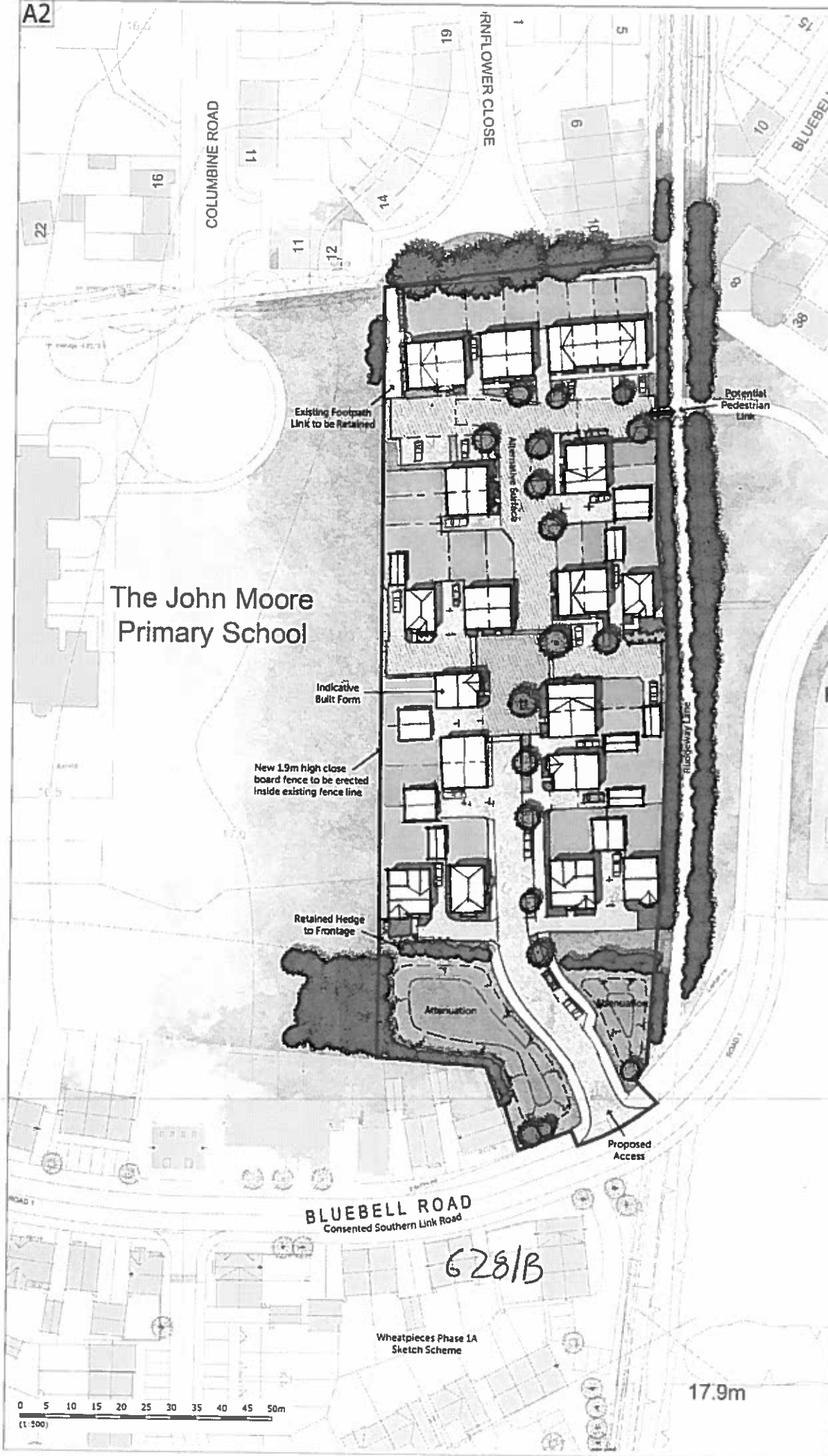


Address: The Old Rectory, 1.500 01
 1.500 01
 1.500 01
 1.500 01

Project:
 Land North of Bluebell Road
 Tewkesbury

Author:
 Red Line Plan

Scale	1:500	Date	May 2018	Author	MWP/CAW
Drawn by	160119	Checked by	RLP/01	Discipline	D



NOTES

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REV	DESCRIPTION	DATE	BY	CHECKED
1	Issue for Planning	04/03/18	GA/or	GA/or
2	Issue for Planning	04/03/18	GA/or	GA/or
3	Issue for Planning	04/03/18	GA/or	GA/or
4	Issue for Planning	04/03/18	GA/or	GA/or
5	Issue for Planning	04/03/18	GA/or	GA/or

KEY
 Site Boundaries



Practice Office
 Unit 5, Maple Grove Business Park, Grove Road, Pinner, Middlesex, HA5 2JQ
 T: (0181) 457028 F: (01753) 367176 www.thrivearchitects.co.uk

Project
 Land North of Bluebell Road
 Tewkesbury
 For: GCC

Drawing
 Illustrative Masterplan-02

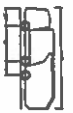
SCALE	DATE	STATUS	DATE
1:500 @ A2	04/03/18	GA/or	
160119	IM-02		E



629/C

NOTES

Please check that you have produced all drawings to the correct scale. All drawings are to be produced in accordance with the current standards of the Institution of Professional Engineers and should be checked in accordance with the Institution's standards for drawings.



1. 1:1000 Scale 1:1000 Scale
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 5. 1:1000 Scale 1:1000 Scale



1. 1:1000 Scale 1:1000 Scale
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Client: Gloucestershire County Council
Project: Land North of Bluebell Road, Tewkesbury
Vehicle Tracking 1 (9.6m Refuse Vehicle)

Client: Gloucestershire County Council
Project: Land North of Bluebell Road, Tewkesbury
Vehicle Tracking 1 (9.6m Refuse Vehicle)

Information:
 Drawing Code: 3447 - TR - 02
 Drawing Title: Vehicle Tracking 1 (9.6m Refuse Vehicle)
 Date: 04/2/10

PJA
 Project Management & Design
 100, The Quadrant, Gloucester, Gloucestershire, GL1 2JG
 Tel: 01452 344700
 Fax: 01452 344701
 Email: info@pja.co.uk



628/D

NOTES
 1. This drawing shall be read in conjunction with the contract documents and shall be subject to the contract conditions of sale and shall be subject to the contract conditions of sale and shall be subject to the contract conditions of sale.
 2. The contractor shall be responsible for obtaining all necessary permissions and consents for the proposed works.
 3. The contractor shall be responsible for the safety of the public and for the protection of the existing infrastructure.
 4. The contractor shall be responsible for the removal of all materials and debris from the site.
 5. The contractor shall be responsible for the reinstatement of the site to its original condition or better.



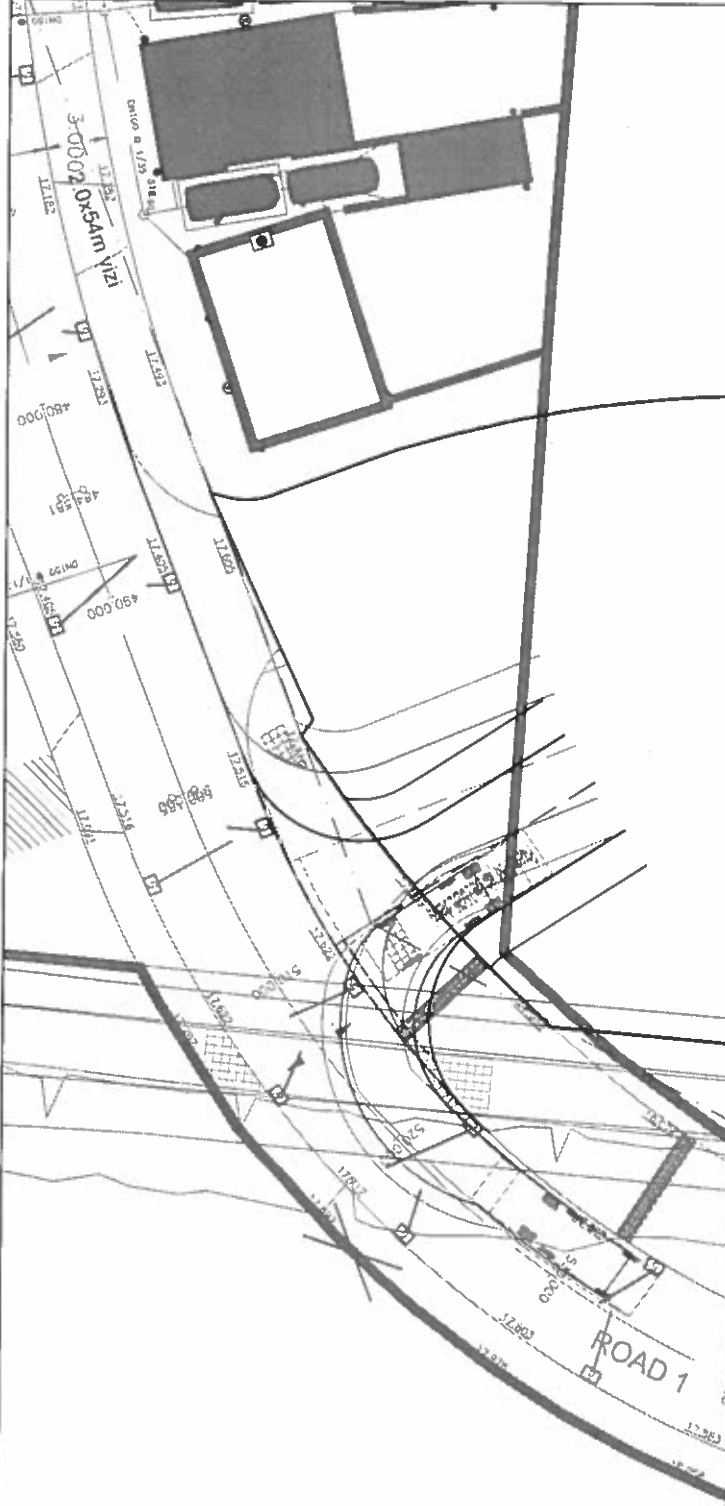
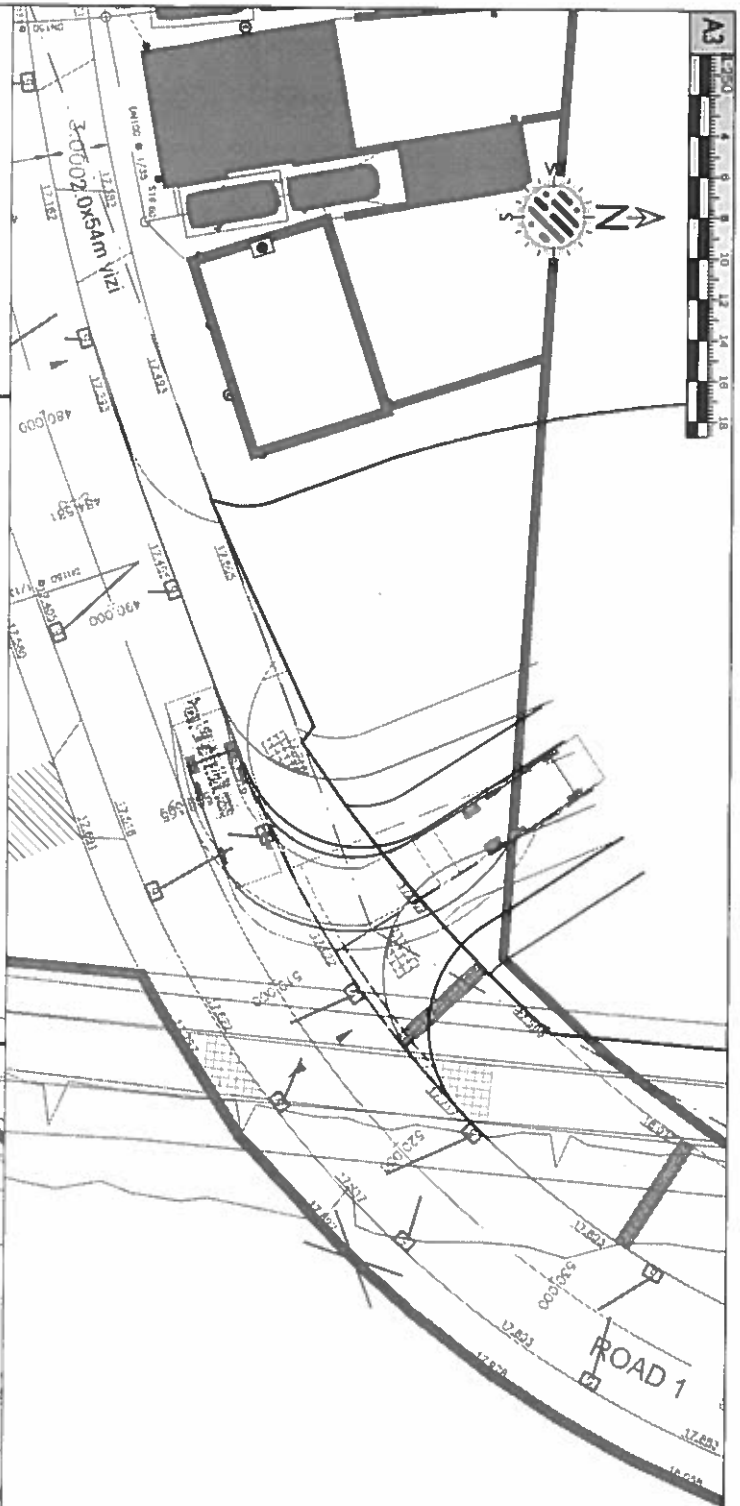
DATE: 12/11/18
 DRAWN BY: JAL
 CHECKED BY: JAL
 APPROVED BY: JAL

PJA
 PROJECT: Gloucestershire County Council
 Land North of Bluebell Road,
 Tewkesbury

DATE: 12/11/18
 DRAWN BY: JAL
 CHECKED BY: JAL
 APPROVED BY: JAL

VEHICLE TRACKING 2
 (Estate Vehicle)

INFORMATION
 JOB CODE: 3447 - TR - 03
 DRAWING NO: A301250 - JAL - 58
 DATE: 03/12/18



628/E

NOTES

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Scale 1:250
 Date 11/12/10
 Author J.A. Jones
 Designer J.A. Jones
 Checker J.A. Jones
 Approved J.A. Jones

REV	DATE	DESCRIPTION

PJA
 Project Management
 11, The Quadrant, London, SE1 1TL
 Tel: 020 7417 4111
 Fax: 020 7417 4112
 Email: info@pja.co.uk

Client
 Gloucestershire County Council
Project
 Land North of Bluebell Road,
 Tewkesbury

Contract Ref
 Vehicle Tracking 3
 (9.5m Refuse Vehicle)

Information
 POB CODE
 3447 - TR - 04

02 Armed Road Vehicle
 11/12/10
 J.A. Jones
 020 7417 4111

18/01068/FUL

Cotteswold Cottages, Leckhampton Hill, Leckhampton

5

Valid 08.11.2018

Erection of a replacement dwelling to meet the applicant's disability needs. Improvement to existing access, construction of a secondary access & associated works. (Demolition of no. 1 & 2 Cotteswold Cottages)

Grid Ref 394694 218710
Parish Shurdington
Ward Shurdington

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework (2018)
Planning Practice Guidance
Gloucester, Cheltenham & Tewkesbury Joint Core Strategy (2017) - SD4, SD6, SD7, SD8, SD10, INF1, INF2
Tewkesbury Borough Local Plan to 2011 (March 2006) - HOU7
The Cotswolds AONB Management Plan (2013-2018)
Human Rights Act 1998 - Article 8
The First Protocol - Article 1
Cotswolds Area of Outstanding Natural Beauty

Consultations and Representations

Shurdington Parish Council - Objects to the application. The Parish Council are sympathetic to the circumstances of the applicant but cannot overlook the considerable increase in dwelling size and the fact the site is located in the Cotswolds AONB. The Parish Council has stated a preference for the renovation of the existing dilapidated cottages without extension but acknowledge this is unlikely to meet the applicant's needs. The Parish Council concludes that while attempts have been made to reduce the visual impact of the proposal, there should be no development which negatively impacts on the AONB.

County Highways - No objection.

Technical Officer (Trees) - No objection following submission of additional information.

Environmental Health Officer - No objection.

Local Residents - Two letters of representation have been received in support of the proposed development. It is commented that the existing derelict cottages are an eyesore and are beyond the point of re-building so it makes sense to redevelop the site with sufficient off-road parking to prevent causing a danger to passing traffic.

Planning Officers Comments: Mrs Helen Stocks

1.0 Application Site

1.1 The application site comprises a rectangular parcel of land on Leckhampton Hill to the east of the B4070 (**see attached location plan**). There are currently a pair of semi-detached cottages - known as Nos. 1 and 2 Cotteswold Cottages - positioned towards the west of the site which front onto Leckhampton Hill (B4070) and set back approximately 12 metres from the carriageway edge. The existing cottages are presently unoccupied and have been vacant for a number of years having suffered fire damage in 2011. There is also a single storey, stone built garage building at the end of the driveway (behind the cottages) which has been built into the hillside. The garage is in a poor state of repair and is largely obscured by overgrown vegetation.

1.2 The site levels vary considerably across the site which slopes downwards from east to west, with the existing cottages positioned at the lowest point. There are a number of trees within and around the application site, of which two beech trees at the front of the site are the subject of a tree preservation order (TPO 214). One of the protected beech trees has been struck by lightning and is in poor condition.

1.3 Access to the site is gained via a private drive with a single ingress and egress point onto the B4070 located in the north-west corner of the application site.

1.4 The site is bounded by Leckhampton Hill (B4070) to the north-west and mature gardens of neighbouring property to all other boundaries. The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) and the buffer zone of a site of special scientific interest (SSSI).

2.0 Planning History

2.1 Planning permission was granted in September 2001 for alterations and two storey rear extension to existing dwellings (ref: 01/00912/FUL). This permission was not implemented but renewed in 2006 (ref: 06/00910/FUL), 2009 (ref: 09/00726/FUL) and 2012 (ref: 12/00928/FUL).

2.2 Pre-application advice was provided in October 2018 for the demolition of the existing pair of cottages and replacement with a single dwelling (ref: 18/00121/PRE). It was advised that the principle of a replacement dwelling at the site would be acceptable although there were concerns that the size and scale of the replacement dwelling would be more prominent than the existing cottages. It was therefore advised that careful consideration would need to be given to the proposal's impact on the Cotswold AONB if an application for planning permission was forthcoming.

3.0 Current Application

3.1 The current application seeks full planning permission for the demolition of Nos. 1 and 2 Cotteswold Cottages and the erection of a replacement dwelling to meet the applicant's disability needs. It also seeks improvements to the existing access, construction of a secondary access and associated works.

3.2 The proposed dwelling is of traditional form and has taken design cues from the local Cotswold vernacular. The main part of the dwelling would be three storeys, with an integral garage incorporated on the lower ground floor along with rooms for the applicant's carers. The upper ground floor would contain the main living accommodation and would link to the single storey projecting gable on the rear elevation which has been designed to meet the specific needs of the applicant, including a large bedroom, en-suite wet room and therapy room. The first floor would contain a further three bedrooms, a hobby room and family bathroom. All floors would be accessible via stairs and lift which would run through the centre of the main building. There would be a small balcony area on the front elevation at upper ground floor level. External facing materials would comprise a mixture of reclaimed Cotswold stone, render (RAL 1014 - ivory), larch cladding and natural slate roof (see attached plans).

3.3 The application also proposes improvements to the existing access and seeks permission for the creation of a secondary access to be located in the north-east corner of the site. The existing driveway would be resurfaced with permeable block paving and turning areas would be created in association with both access points to allow vehicles to exit the site in a forward facing gear.

3.4 It is proposed to fell the protected beech tree at the front of the site which has suffered lightning damage.

3.5 Revised plans have been submitted during the course of the application which have sought minor amendments to the design and external appearance of the proposed dwelling including the addition of two chimneys, removal of gables on the front elevation and repositioning of windows on the south-west facing (side) elevation.

4.0 Policy Context

4.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of The Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications 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 materials considerations.'

4.2 The development plan comprises the Joint Core Strategy (JCS) (2017) and saved policies in the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP).

4.3 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework and the Cotswolds AONB Management Plan (2018-2023).

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

5.0 Analysis

5.1 The main issues to be considered are the principle of development, the impact upon the character and appearance of the area and Cotswolds AONB, the design and materials, residential amenity, trees and highways safety.

Principle of Development

5.2 Leckhampton is not listed as a Rural Service Centre or Service Village within Table SP2c of the JCS. Part 6 of JCS Policy SP2 is therefore relevant and states: "In the remainder of the rural area, Policy SD10 will apply to proposals for residential development."

5.3 JCS Policy SD10 advises that housing on sites which are not allocated for housing in district and neighbourhood plans will be permitted if it meets certain limited exceptions. One of those exceptions is detailed in criterion 4(iv) which allows for housing development if "*There are other specific exemptions/circumstances defined in district or neighbourhood plans.*"

5.4 In this case, Saved Local Plan Policy HOU7 provides for the rebuild and replacement of existing dwellings in locations where the construction of new houses would otherwise be unacceptable. This is subject to the proviso that the replacement dwelling is of similar size and scale to the existing dwelling; that the replacement dwelling respects the scale and character of existing property in the area; and has no adverse impact on the landscape. Further, within the Area of Outstanding Natural Beauty (AONB), strict design controls will be applied given the priority accorded to the protection of the landscape.

5.5 Notwithstanding the specific wording of Policy HOU7 it is considered that, rather than solely considering the increase in the size and scale of a replacement dwelling, the key issue for applications of this nature is the impact upon the character and appearance of the area and the landscape, particularly in areas like this where the site is within the AONB.

5.6 It is understood that the dwelling has been designed to meet the specific needs of the applicant. Planning Practice Guidance advises that in general the courts have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests could not be material considerations. In this case, there is no compelling evidence as to why the applicant requires a new dwelling and why that dwelling should be on this site. The application is therefore considered on its merits against prevailing planning policies.

5.7 In light of the above, the principle of a replacement dwelling in this location is therefore considered acceptable subject to other material considerations. These are considered in turn below.

Impact of the proposal on the character and appearance of the area and AONB landscape

5.8 The proposed dwelling is significantly larger than the built form of the 2no. cottages that it is replacing. The existing pair of cottages are modest, two storey dwellings with a combined floorspace of 204 square metres (when taking account of the permitted extension) and an eaves and ridge height of 4.8 metres and 7.4 metres respectively. The application proposes a substantial, three storey, five bedroom dwelling which would have a floorspace of 415 square metres and eaves and ridge height of 7.7 metres and 11.2 metres respectively. Therefore the size and scale of the proposed dwelling is considerably larger than the existing pair of cottages on site.

5.9 The replacement dwelling would be of traditional form with some contemporary features in an area which is characterised by large detached dwellings of varying architectural styles (see attached location plan). These neighbouring properties are located within large plots and are generally set back from the roadside, with mature vegetation providing an element of screening. In this case, the replacement dwelling would not be dissimilar to surrounding plots in terms of the amount of built form within a plot. However it would occupy a prominent roadside position and would be more noticeable in comparison to neighbouring property and the existing cottages on site by virtue of the considerable increase in size and scale.

5.10 Nevertheless, it is recognised that, given the topography of the site and surrounding area and the extent of tree cover in and around the site, views of the proposed dwelling would be strictly limited to those from immediately in front of the site. This view is supported by the Landscape Assessment submitted with the application. It is therefore accepted that the impact on the AONB would be localised.

5.11 Attempts have been made to reduce the overall height of the proposed dwelling but it is accepted that changes to the roof pitch would compromise the overall design. Similar consideration has been given to re-siting the replacement dwelling elsewhere within the plot to increase set back distance from the roadside. However, it is acknowledged that the current proposal has sought to utilise the changing site levels to its advantage and has positioned the main (and highest) part of the build at the lowest point across the site, considerably reducing the amount of excavation works which would otherwise be required. The submitted plans indicate additional landscaping could be undertaken at the front of the site to screen the lower ground floor and create the illusion that the replacement dwelling is two storey in height, thereby reducing its apparent mass and bulk. Whilst no specific details have been submitted, this could be secured by an appropriately worded planning condition.

5.12 The current dilapidated state of the existing cottages is also a material consideration when assessing the landscape and visual impact of the proposal. Their replacement with the dwelling as proposed would lead to an enhancement of the environment however it is also recognised that this would also be the case if a smaller dwelling were proposed on the site.

5.13 The views of the Parish Council are noted. Whilst the replacement dwelling would be of a different scale and mass to the existing cottages, and be more visually prominent in comparison to the existing cottages, on balance, it is not considered that the proposals would have an unacceptable impact on the AONB.

Design and materials

5.14 Section 12 of the NPPF which sets out that the creation of high quality buildings and places is fundamentally to what the planning and development process should achieve and that good design is a key aspect of sustainable development, creating better places in which to live and work and helping make development acceptable to communities. This advice is echoed in JCS Policy SD4 which states 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.

5.15 As previously discussed, the replacement dwelling responds to the site's topography and is of relatively simple design which, following some minor alterations, is considered to have satisfactorily incorporated many facets that are prevalent to the area. Despite the main part of the build being three storeys, it is accepted that the proposal would be characteristic of the local Cotswold vernacular and would be in keeping with the scale, mass and form of neighbouring properties located elsewhere along Leckhampton Hill. The chosen palette of material is deemed appropriate, particularly the re-use of Cotswold stone from the existing cottages for the principal elevation of the main building.

Residential Amenity

5.16 In respect of the impact of the development upon residential amenity, paragraph 127 of the NPPF specifies that planning decisions should ensure development creates places with a high standard of amenity for existing and future users. This advice is reflected in JCS policies SD4 and SD14 which 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.

5.17 Based on the plans submitted and the relationship between the application site and the neighbouring properties, in particular the differing land levels, and the existing boundary landscaping, it is considered that the proposed dwelling could be accommodated on the site without detriment to neighbouring amenity. The impact of the proposal on existing residents is therefore considered acceptable.

5.18 In respect to the amenity of future residents, it is considered that the dwelling would provide high quality accommodation and the amenity of future residents would be acceptable. The proposal is therefore deemed to comply with the requirements of JCS Policies SD4 and SD14 in this regard.

Highway Safety

5.19 Section 9 of the NPPF relates to the promotion of sustainable transport and specifies that in assessing specific applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. This advice is echoed in JCS Policy INF1.

5.20 The site is located adjacent to and accessed from Leckhampton Hill which is a class 3 highway subject to a speed restriction of 40mph.

5.21 The County Highways Authority has been consulted on the application and raises no objection to the current proposal, which includes the creation of a secondary access onto the highway. It is commented that the proposal would lead to a reduction in the number of multi-modal trips associated with the site following the net loss of 1no. dwelling. The secondary access is considered to result in a betterment in relation to emerging visibility over and above the existing access. The existing sub-standard access would continue to be used although the County Highways Authority is content that the proposal, which would lead to a reduction in vehicle trips and make provision for vehicles to exit the site in a forward facing gear, would not have a detrimental impact on the safe and efficient operation of the highway network.

Trees

5.22 An Arboricultural Report, incorporating impact assessment and method statement, prepared by Wotton Tree Consultancy, has been submitted in support of the application. The survey results indicate the proposal has potential to affect 5 individual trees and two groups of trees within the application site, or in close proximity to its boundary. In particular, the proposal would require the removal of 2no. trees, of which one is the protected beech tree which has suffered irreparable damage following lightning strike and an unprotected Corsican pine which is assessed as being of moderate quality (category B). A group of trees would also require felling due to their poor condition as opposed to being removed in order to accommodate the proposed development.

5.23 The Technical Officer (Trees) has been consulted on the proposal and has raised no objection to the proposal following the submission of additional information in the form of a revised Arboricultural Report which satisfactorily addressed initial concerns relating to replacement planting and root protection areas of retained trees. A condition is recommended which requires the development to be carried out in accordance with the recommendations outline in the Arboricultural Report, including necessary protection measures for retained / protected trees during the construction phase.

Ecology

5.24 The NPPF sets out, inter alia, that planning decisions should minimise impact on and providing net gains for biodiversity. Policy SD9 of the JCS seeks to protect and enhance biodiversity in considering development proposals.

5.25 The application has been accompanied by an Ecological Appraisal, prepared by Clarke Webb Ecology Limited, which details the results of a walkover survey of the site undertaken in June 2018. No bat roosts were confirmed within the buildings and general bat activity was very low. As such there is unlikely to be a negative impact on bat species as a result of the proposed demolition. The survey results also confirm there was no evidence found for use of the site or immediately adjacent land by any other protected species.

Drainage

5.26 Policy INF2 of the JCS requires new development to incorporate suitable Sustainable Drainage Systems where appropriate. The application site is in flood zone 1, an area of low risk of flooding. It is proposed to dispose of surface water via a sustainable drainage system and soakaway. The precise drainage arrangements would be subject to building regulation approval.

Other Matters

5.27 The existing cottages are not listed buildings and would not fulfil the criteria to be considered as non-designated heritage assets. As such, no objections are raised to the principle of the demolition.

5.28 The Ecological Appraisal advises the site contains a small but well-established stand of Japanese Knotweed. This has been confirmed by the Technical Officer (Trees). It is recommended as part of the Ecological Appraisal that a specialist contractor be engaged prior to any further ground works or significant removal of vegetation to advise on the safe and legal removal/dispersal of this invasive species. This can be controlled by way of condition.

6.0 Conclusion and Recommendation

6.1 For the aforementioned reasons, the proposed development is deemed to be acceptable in principle in accordance with JCS Policy SD10 and Saved Local Plan Policy HOU7. The proposed dwelling would be considerably larger than the existing cottages on site; however, it is recognised that the replacement build has sought to respond to the site's topography and is of traditional design which incorporates features that reflect the local Cotswold vernacular. Furthermore, the proposal is considered to be commensurate to the size of the spacious plot and, whilst it is set further forward than other similar sized properties in the locality, it would not appear out-of-character with neighbouring properties located along this part of Leckhampton Hill.

6.2 The proposal would appear prominent when viewed from its immediate setting but it is accepted, on balance, that there would not be any undue harm to the wider AONB landscape given the amount of tree cover and established vegetation in and around the site which screens the proposal from most public vantage points. Thus, subject to the imposition of relevant conditions, the application is recommended for Permit.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information provided on the application form and the following plans/drawings/documents:
 - Site Location Plan (drawing no: T.1245.07), received 8 November 2018
 - Proposed Site Plan, Elevations and Floor Plans (drawing no: T.1245.06 Rev E), received 29 January 2019
 - Existing Sections A-A/B-B/C-C Plan (drawing no: T.1245.05 Rev B), received 22 October 2018.
- 3 Notwithstanding the submitted details, prior to its/their installation as part of the development hereby approved, a specification of the materials and finish for the external walls, doors and windows (including the garage doors) and roofing proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the materials as approved.
- 4 No development shall commence until details of existing and proposed levels, to include details of finished floor levels, relative to Ordnance Datum Newlyn including a datum point outside of the site, have been submitted to and approved by the Local Planning Authority. All development shall be carried out in accordance with the approved details.
- 5 All door and window frames shall be recessed by a minimum of 75mm into the external walls of the building

6 Before the dwelling hereby permitted is first occupied a scheme of soft and hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:-

- (i) a plan(s) showing the layout of proposed tree, hedge and shrub planting and grass areas.
- (ii) a schedule of proposed planting - indicating species, sizes at time of planting and numbers/densities of plants.
- (iii) a written specification outlining cultivation and other operations associated with plant and grass establishment.
- (iv) a schedule of maintenance, including watering and the control of competitive weed growth, for a minimum period of five years from first planting.
- (v) details of a precise specification of the proposed materials for the hard landscaping of the site (including roads, paths, parking areas and other hard surfaces);

All planting and seeding/turfing shall be carried out in accordance with the approved details in the first planting and seeding/turfing seasons following the occupation of the dwelling hereby permitted.

The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The hard landscaping of the site shall be completed before the occupation of the dwelling hereby permitted or in accordance with a timetable agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

7 Before the first occupation of the development hereby permitted a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed before the first occupation of the development hereby permitted. Development shall be carried out in accordance with the approved details.

8 The development hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no: T.1245.06 Rev E, and those facilities shall be maintained available for those purposes thereafter.

9 Throughout the construction and demolition period of the development provision shall be made within the site to accommodate the likely demand generated for the following:
i) parking of vehicles of site operatives and visitors;
ii) loading and unloading of plant and materials;
iii) storage of plant and materials used in constructing the development;
iv) provide for wheel washing facilities;

10 The development hereby permitted shall be carried out strictly in accordance with the Arboricultural Report - Impact Assessment and Method Statement prepared by Wotton Tree Consultancy Ltd (dated 20 December 2018, ref: WTC_336.01.rev.01).

11 The development hereby permitted shall be carried out in strict accordance with the recommendations set out in Section 4 of the Ecological Appraisal, prepared by Clarke Webb Ecology Limited (dated June 2018).

Reasons:

1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the external appearance of the proposed development will be in keeping with the character of the Cotswolds Area of Outstanding Natural Beauty and adjoining buildings in the interests of visual amenity in accordance with the NPPF.

- 4 To ensure the proposed development does not have an adverse effect on the character and appearance of the area and the Area of Outstanding Natural Beauty.
- 5 These are important details that need to be constructed in the traditional, local way to ensure that the development fits into its surroundings and preserve and enhance the character and appearance of the Cotswold Area of Outstanding Natural Beauty (AONB).
- 6 To ensure the proposed development does not have an adverse effect on the character and appearance of the area and the Area of Outstanding Natural Beauty.
- 7 To ensure the proposed development does not have an adverse effect on the character and appearance of the area.
- 8 To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in accordance with the NPPF.
- 9 To reduce the potential impact on the public highway and accommodate the efficient delivery of goods.
- 10 To safeguard the root systems of the protected trees and in the interests of visual amenity and the character of the area.
- 11 In the interests of biodiversity and to mitigate any ecological impact from the development hereby approved.

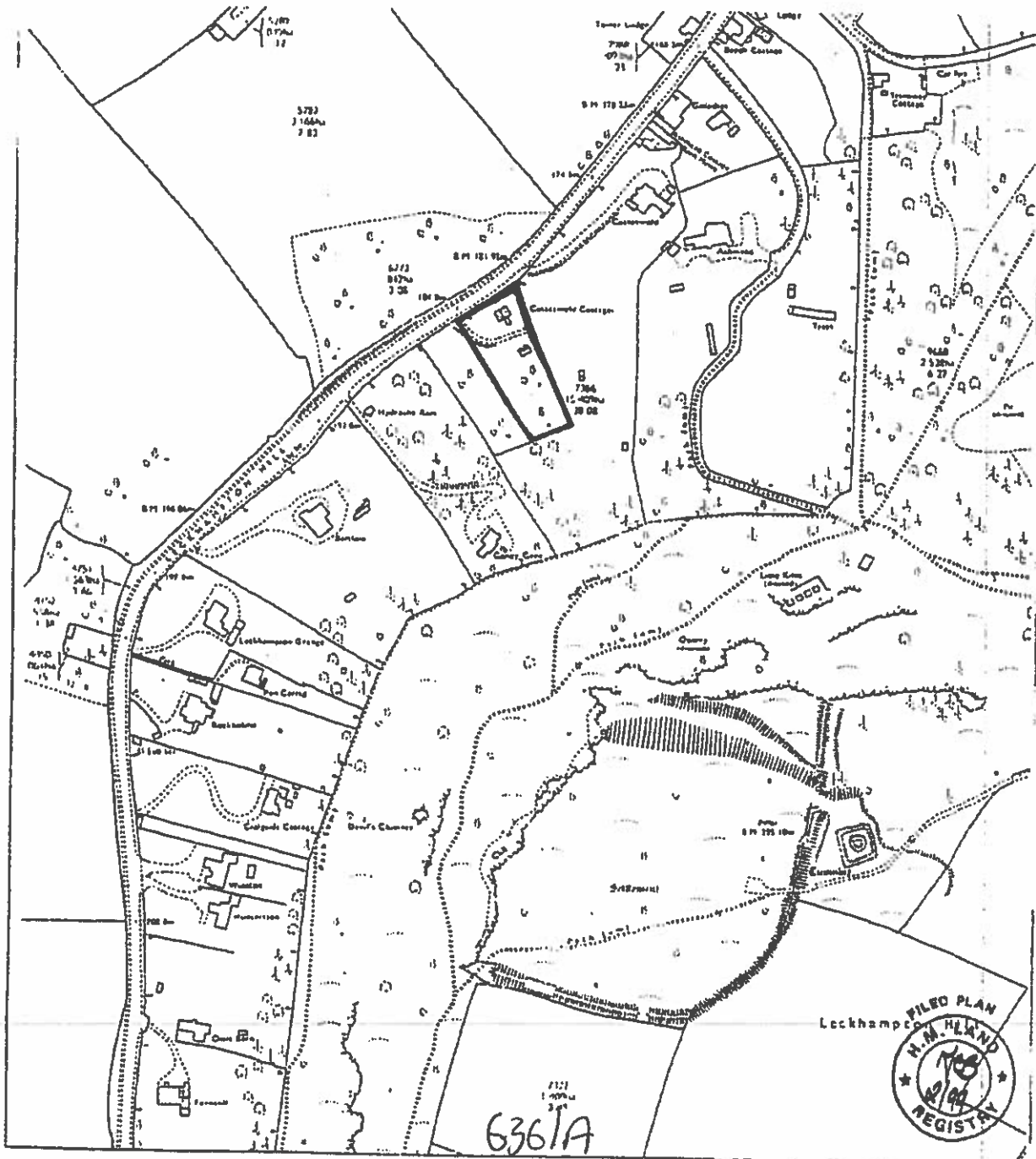
Notes:

1 Statement of Positive and Proactive Engagement

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating minor alterations to the design of replacement dwelling.

- 2** Japanese Knotweed is present on the site. You are hereby advised that it is an offence to cause Japanese Knotweed to spread under the Wildlife and Countryside Act 1981 and all waste containing Japanese Knotweed comes under the control of Part II of the Environmental Protection Act 1990. For further information please refer to the guidance 'Prevent Japanese knotweed from spreading' on the gov.uk website and/or contact the Environment Agency on 03708 506 506.

H.M. LAND REGISTRY		TITLE NUMBER GR211774
ORDNANCE SURVEY PLAN REFERENCE	SO 9418	Scale 1/2500
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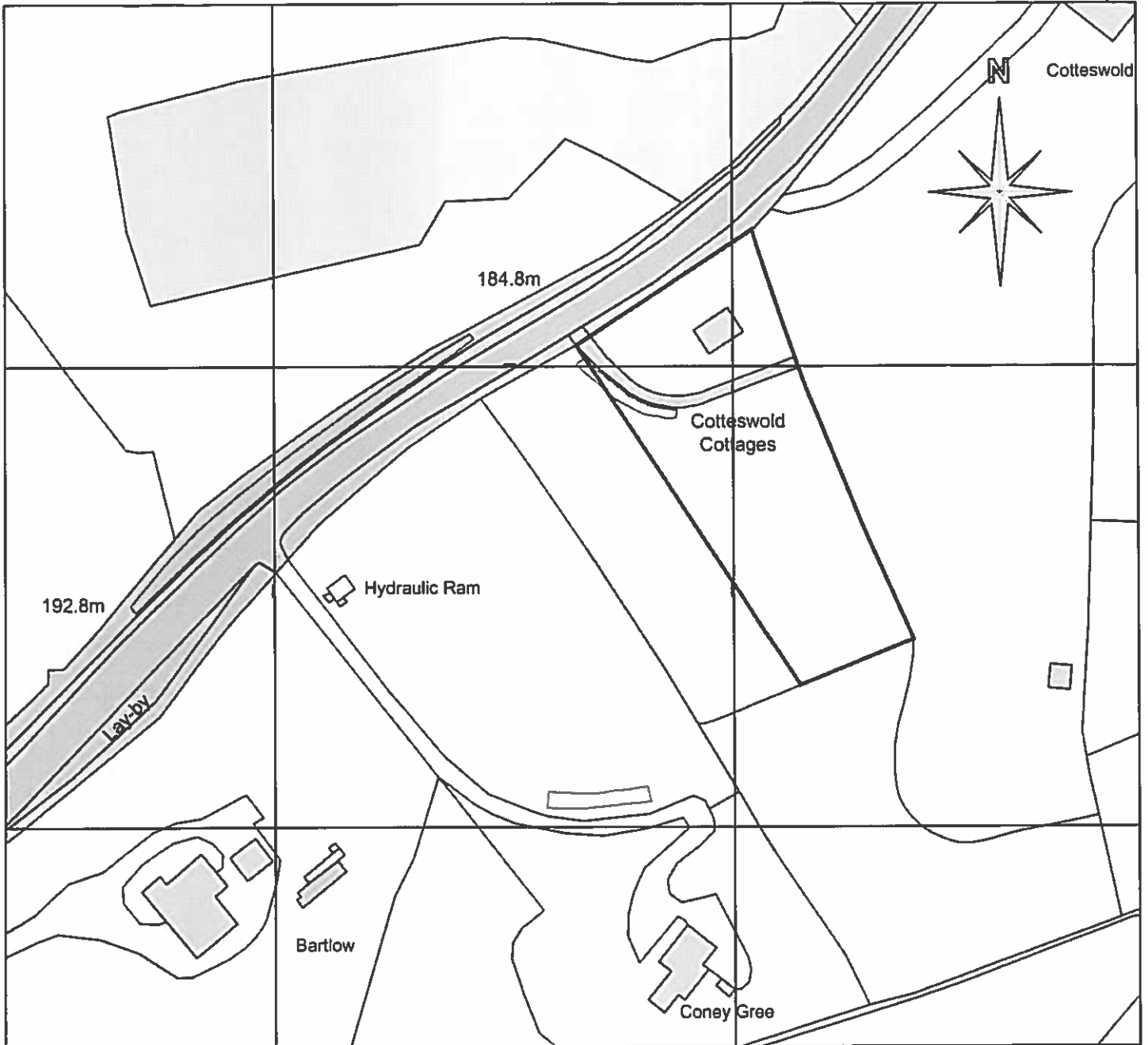
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636/B

PROJECT: Development @:
Cotteswold Cottages,
Leckhampton Hill. GL53 9QH

TITLE: Location Plan

CLIENT:

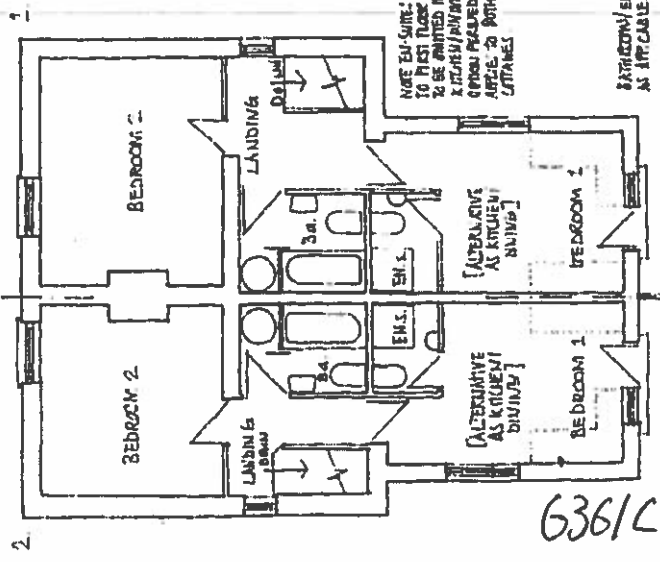
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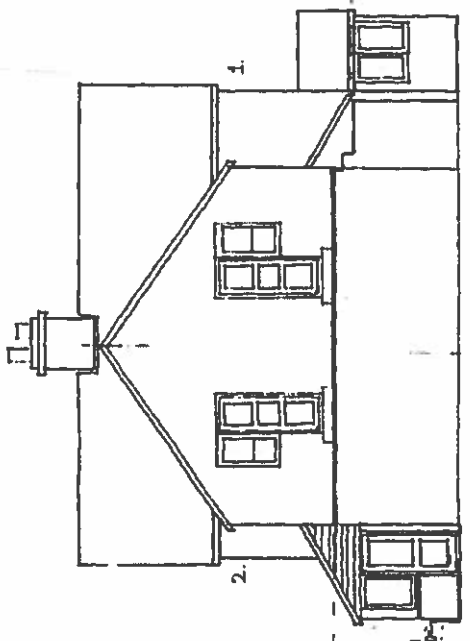
TOTAL DESIGN LTD
Architectural Consultants

1 COURT LANE NEWENT GLOS GL18 1AR
TEL: 01531 820101
email: info@totaldesignltd.co.uk

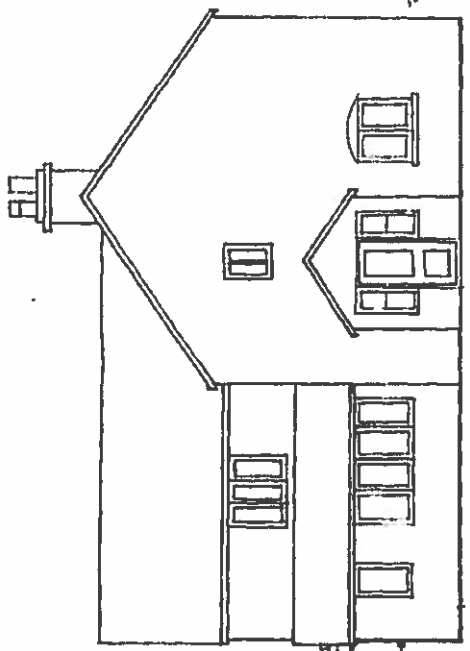
FIRST FLOOR PLAN



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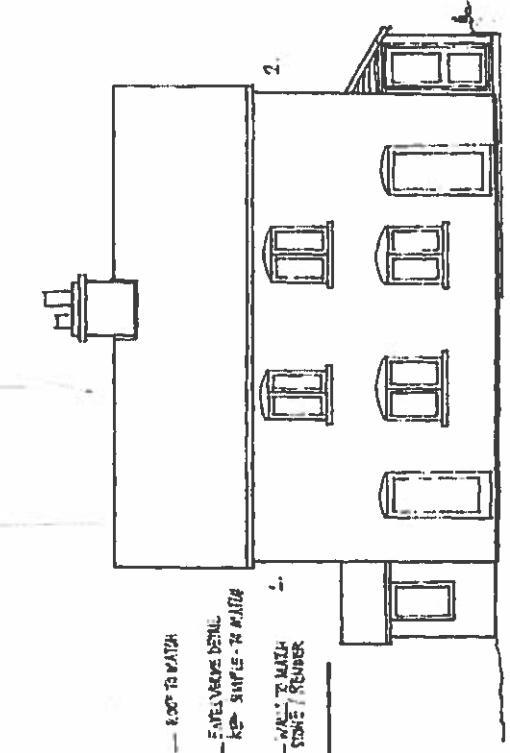


SOUTH EAST ELEVATION

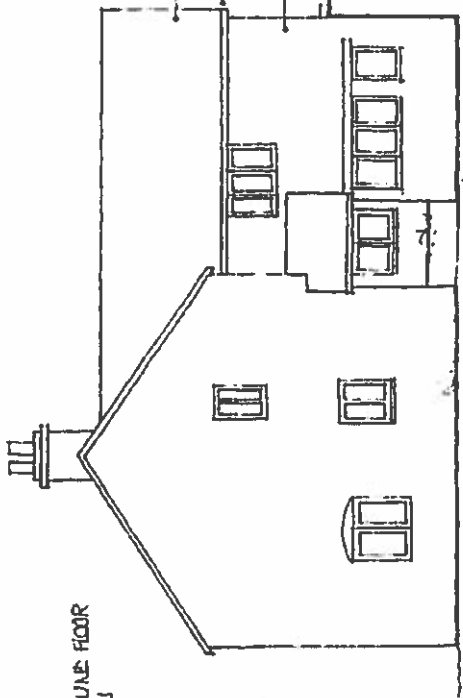


NORTH EAST ELEVATION 1

NEW REMAINING WALL
 BASE OF EXISTING BUILDING
 LINE OF EXISTING BUILDING

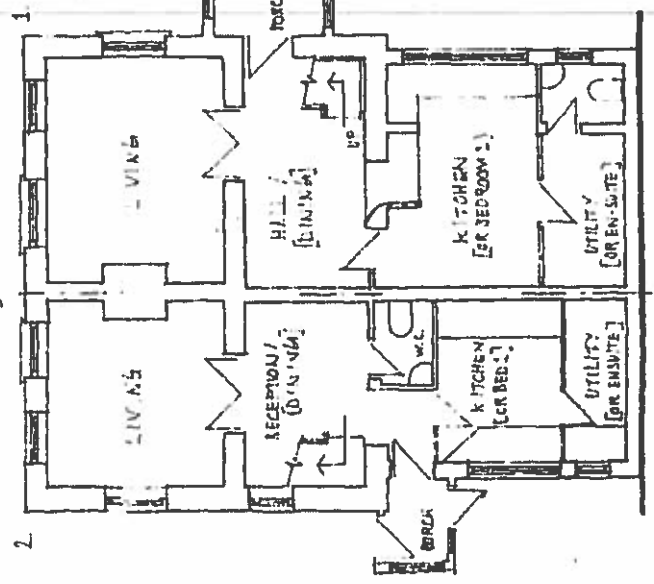


NORTH WEST ELEVATION



SOUTH WEST ELEVATION 2

GROUND FLOOR PLAN



ALTERATIONS & 2 STOREY REAR EXTENSIONS TO Nos 1 & 2 LOTTENHOLD COTTAGES, LECKHAMPTON HILL, CHESTERHAM
 PROPOSALS JULY 2001 SCALE 1:100 DRG No. TS67/2/11

Valid 07.11.2018

Erection of a two storey and single storey side extensions. Installation of a front porch and veranda to rear. Demolition of existing garage to facilitate provision of a rear parking area.

Grid Ref 396886 227024
Parish Woodmancote
Ward Cleeve Hill

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework; 2018 (NPPF)
Planning Practice Guidance
The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy; 2017 (JCS)
Tewkesbury Borough Local Plan to 2011; March 2006 (TBLP)
Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)
The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Woodmancote Council - The Parish Council objected to the original proposal for a number of reasons, including the following:

- The new entrance would result in harm to the aesthetics of the area and may result in a precedent being set (this element of the scheme has now been removed.)
- Do not support the removal of a rowan tree
- Veranda will result in overlooking
- Proximity of the proposed extension would result in impact to boundary and adjoining single storey extension

Revised proposal - The Parish Council's comments on the revised proposal are awaited. **An up-date will be provided at Committee.**

Members of the public - 12 letters of representation were received. Many concerns were received relating to the original application and hence I will only outline the concerns which relate to the revised application, which are as follows:

- The size and design of the extension compromises light and privacy to the adjacent property
- The extension is too close to the neighbouring boundary
- The window positioning would result in overlooking
- The proposal would spoil views
- Concerns relating to party/partition wall

Planning Officers Comments: Emily Pugh

1.0 Application Site

This application relates to 1 Britannia Way, a detached property constructed in Bradstone with timber clad detailing. The site is located on the edge of an estate comprised of dwellings similar in form and appearance, many of which having been extended or altered.

1.1 The property is not affected by any restrictive landscape designations (see site location plan).

2.0 Relevant Planning History

2.1 Permission was granted under reference 09/00487/FUL for "Single storey extension".

2.2 Permission was granted under reference 04/01758/FUL for "Proposed two-storey side extension, new conservatory type rear porch and enlargement of garage".

2.3 No further relevant history pertaining to this application.

3.0 Current Application

3.1 The current application seeks planning permission for the erection of a two storey dual pitched gabled extension to the side, with an adjoining single storey mono-pitched extension. The scheme also seeks alterations to the windows, the installation of a veranda beyond the existing rear patio doors and finally the demolition of an existing detached garage to the rear to facilitate the extension of the existing parking area.

3.2 The extensions would be constructed in materials to match the host dwelling (Bradstone, matching plain roof tiles and UPVC doors and windows).

3.3, The veranda would be constructed from timber and the parking area would comprise of tarmac (see attached plans for all details).

4.0 Policy Context

4.1 The determination of a planning application is to be made pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of The Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which "indicate otherwise". Section 70(2) provides that in determining applications 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 materials considerations."

4.2 The development plan comprises the Joint Core Strategy (JCS) (2017) and saved policies in the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP).

4.3 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2018.

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

5.0 Analysis

5.1 The main issues to be considered are design and whether the proposal would have an acceptable impact upon neighbouring resident's amenity.

Design

5.2 Policy SD4 (Design Requirements) of the JCS and likewise Policy HOU8 of the TBCLP set out 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. It further sets out that design should establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live.

5.3 Originally the proposal included many further details which were considered unacceptable and were subsequently removed from the scheme. This included the provision of a new driveway and parking area to the front of the dwelling, which was considered to be harmful to the character and appearance of the area and street scene, and the single storey extension was originally proposed to comprise of a flat roof with balcony over, which was considered harmful to neighbouring amenity.

5.4 As such, the scheme now comprises of a number of elements as follows. Firstly, a two storey gabled extension is proposed to the front/side of the dwelling. It protrudes 4m to the side and is comprised of a dual pitched roof matching the pitch of the host dwelling. The ridge features a step down of some 0.5m as such appearing subordinate and well related to the host dwelling. In terms of the fenestration, openings are well related and similar in form and pattern to the existing dwelling. The front seeks the installation of floor length windows with a glazed Juliette balcony which is sympathetic to the character and appearance of the host dwelling.

5.5 The single storey extension would sit in a gap to the side created by the new two storey extension. It would protrude some 3m beyond the side wall of the host dwelling and as such would be stepped in from the adjacent larger two storey extension. It would comprise of a shallow mono pitched roof measuring 3m to eaves and double patio doors with a roof light over. The extension is well related both to the host dwelling and new larger addition and makes good use of the space.

5.6 The proposal further seeks the installation of a porch over the existing front door which is on the side of the property. Currently, the front door is not clearly identifiable and as such the creation of a minor dual pitched porch would serve to differentiate it adequately, yet subtly. The porch is characteristic of what one would expect on a residential property and is inoffensive in appearance.

5.7 The proposal also seeks the installation of a veranda style structure over the existing patio doors to the rear. The veranda would measure 3m to the eaves, feature a mono pitch and be open to the sides. It is proportionate in relation to the host dwelling and will not be visible from public vantage points. The materials, although not matching and would comprise of timber, are considered acceptable in that it is soft in appearance and mimic the existing timber clad detail to the dwelling itself.

5.8 The final part of the proposal seeks the demolition of an existing detached garage to the rear and the extension of the existing parking area in order to maximise off road parking facilities to serve the host dwelling. This part of the proposal will visually open the site up to the rear and have a positive impact to the street scene. The parking area will be constructed in tarmac to match the existing and would be functional in its intended purpose.

5.9 Overall, given that the initial concerns were addressed at the beginning of the application process and the revised changes are considered acceptable and of sufficient quality design, the proposal accords with the requirements set out in Policies HOU8, SD4 and Section 12 of the NPPF.

Impact on Residential Amenity

5.10 Policies HOU8 and SD4 also state that development will only be permitted if the proposal does not have an unacceptable impact on adjacent property in terms of bulk, massing, size and overlooking.

5.11 The impact of the proposal upon neighbouring properties has been carefully assessed. It is noteworthy that the initial plans did not portray an existing single storey at to the adjacent property Molin Huet and revised plans were submitted so as the impact of the proposal to it could be accurately assessed in comparison with that existing extension.

5.12 The property in question is located in a corner plot and is offset in comparison with the two adjacent neighbours. As such, this serves to minimise any potential implications which may result from the proposal.

5.13 Given that the proposal is concentrated predominately to the south elevation, the neighbour that is most likely to be affected by the proposal is Moulin Huet. That property features a single storey extension to its north elevation, adjacent to the boundary of the development site. If implemented, there would be an amenity gap of some 2.5m between properties and as such, it is not considered that the proposal would result in an overbearing impact in terms of bulk, size or massing.

5.14 Likewise, given the offset nature of the plots, it is not considered that there would be any implications relating to loss of light or compromised privacy. Although windows are proposed at first floor level to serve a habitable living space, again because of the offset positioning it is not considered that this would pose an issue in terms of impact on privacy or overlooking.

5.15 The residential amenity of the site itself would be improved given that the proposal would create off road parking spaces to the rear and as such has huge benefits which comply with the requirements set out in Policy INF1 and the Gloucestershire Manual for Streets. As such, although the comments of objection are duly noted, the proposal is considered to be acceptable in terms of impact to residential amenity and accords with the requirements set out in Policy HOU8.

6.0 Conclusion & Recommendation

6.1 Whilst the Parish Councils comments have been considered, the proposed scheme would be in accordance with the relevant policies, and it is therefore recommended that planning permission is granted subject to conditions.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved documents:
 - Proposed floor plans (revised): 970;81 -02 D; received by the local planning authority on 28th January 2019.
 - Proposed elevations (revised): 970;81-05 E; received by the local planning authority on 28th January 2019.
 - Proposed block plan (revised): 970;81 -07 D; received by the local planning authority on 28th January 2019.;and any other conditions attached to this permission.

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

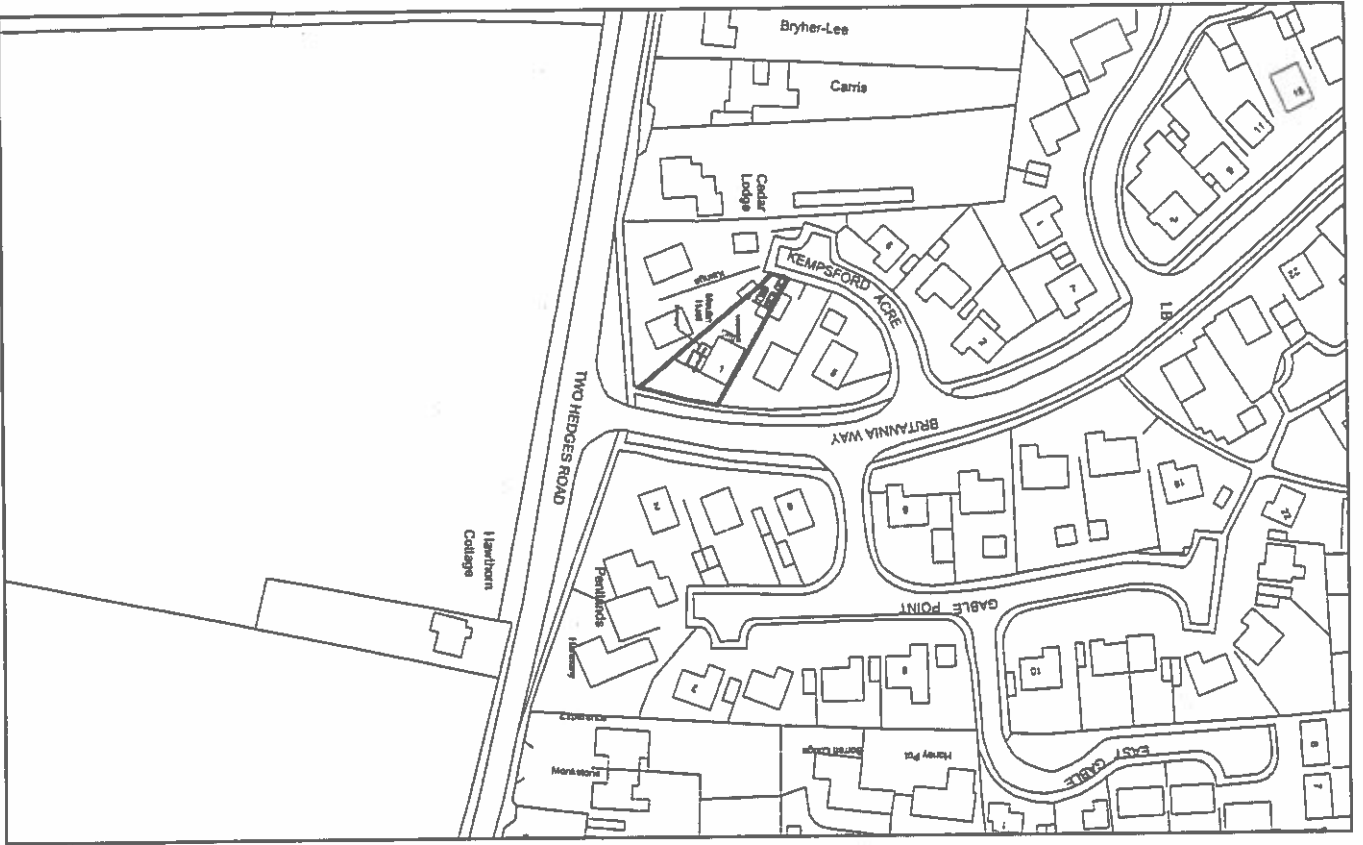
- 3 The external facing materials to the development hereby permitted shall match in colour, form and texture those of the existing building.

Reason - To ensure that the development hereby permitted is in keeping with the existing building.

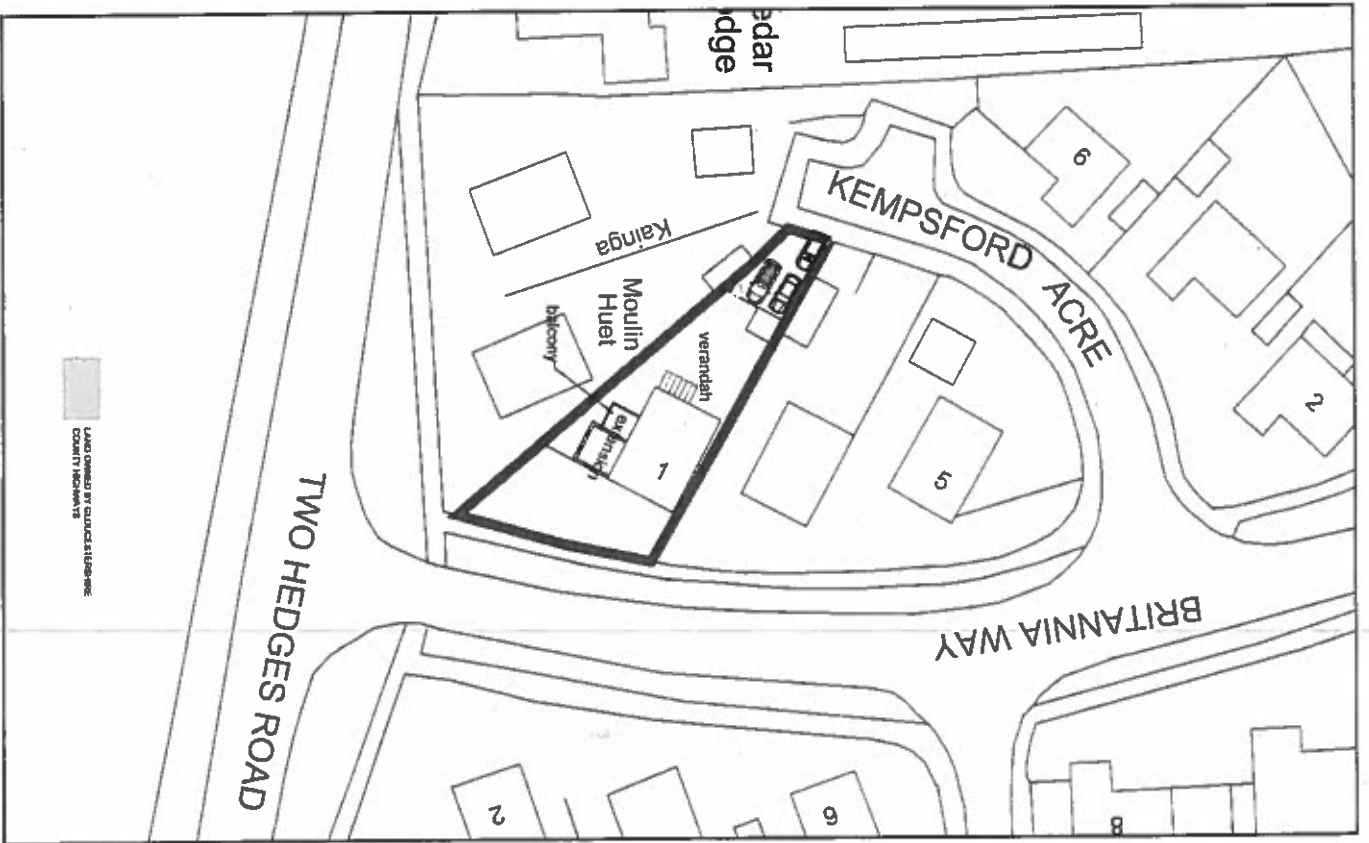
Notes:

- 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 offering pre-application advice, detailed published guidance to assist the applicant and published 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 This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

Site Location Plan

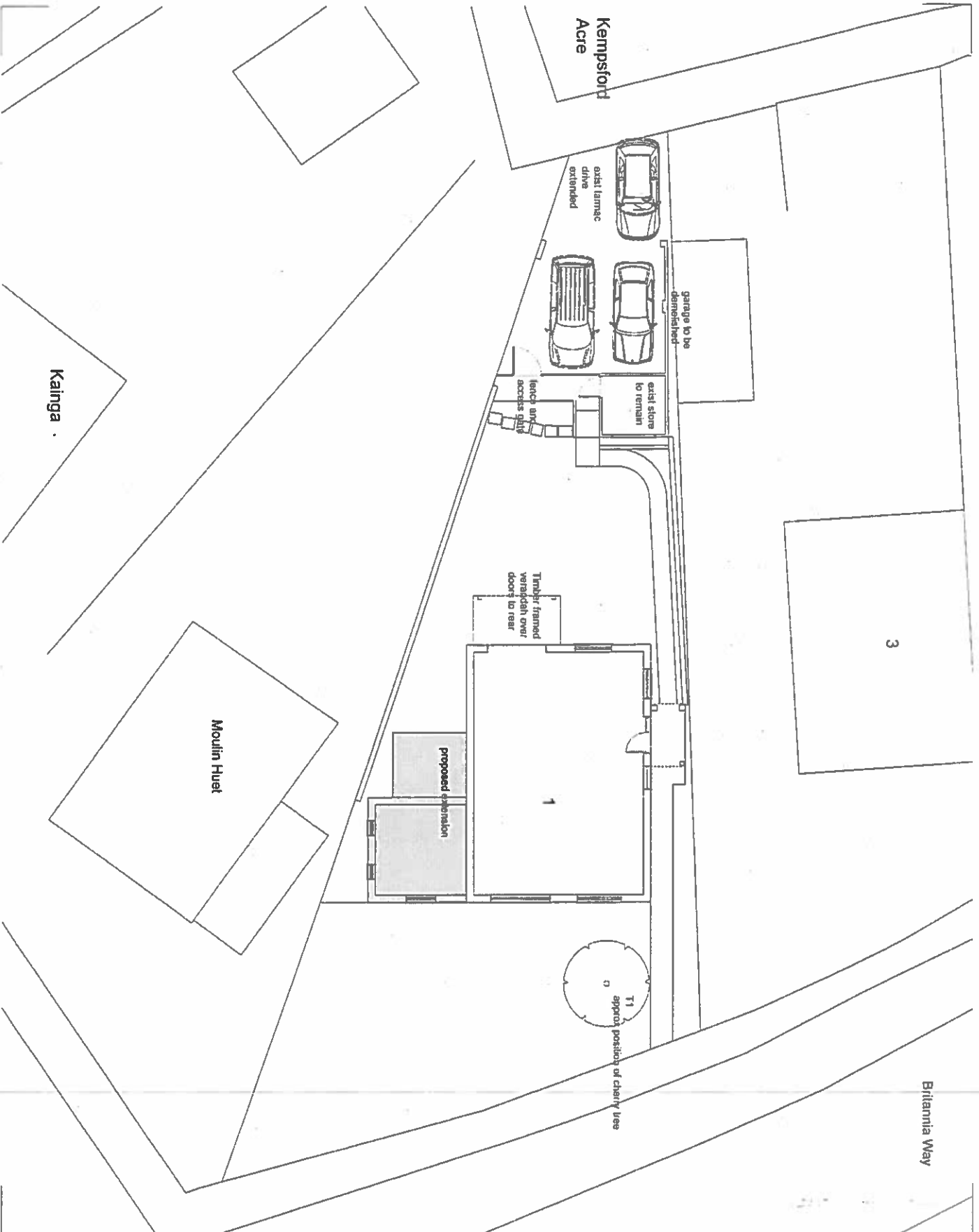


Block Plan



<p>640/A</p>	<p>GESWICK PARTNERSHIP LIMITED CHARTERED ARCHITECTS 1 BRITANNIA WAY WOODMANCOTE GLEBE ROW</p>	<p>438 sqm / 4709sq ft / 0.11 Acre</p> <p>Site Area</p> <p>Project No. - 2018-11137 Planning Application Number and Extension Number Ref: 2018/0111/1113 Ref: 2018/0111/1113 Other Planning Issues Ref: C - 2018-0111/1113 All other planning applications are pending. The above information is based on building records.</p>	<input checked="" type="checkbox"/> FEASIBILITY
			<input type="checkbox"/> FOR INFORMATION
			<input type="checkbox"/> FOR COMMENT
			<input type="checkbox"/> PRELIMINARY
			<input type="checkbox"/> PLANNING
			<input type="checkbox"/> BUILDING REGULATIONS
			<input type="checkbox"/> TENDER
			<input type="checkbox"/> CONSTRUCTION ISSUE
			<input type="checkbox"/> AS BUILT

<p>address: 1 BRITANNIA WAY WOODMANCOTE GLEBE ROW</p>	<p>address: 1 BRITANNIA WAY WOODMANCOTE GLEBE ROW</p>
<p>date: 1.12.2018 & 6.06.2019</p>	<p>date: 2018.07.12</p>
<p>client: M&S</p>	<p>contact: M&S</p>
<p>drawing number: 970.81 - 00C</p>	



- FEASIBILITY
- FOR INFORMATION
- FOR COMMENT
- PRELIMINARY
- PLANNING
- BUILDING REGULATIONS
- TENDER
- CONSTRUCTION ISSUE
- AS BUILT

1. All work shall be carried out in accordance with the Building Act 2004 and the Building Regulations 2006.
 2. All work shall be carried out in accordance with the Building Act 2004 and the Building Regulations 2006.
 3. All work shall be carried out in accordance with the Building Act 2004 and the Building Regulations 2006.
 4. All work shall be carried out in accordance with the Building Act 2004 and the Building Regulations 2006.

ref.	date	description
A	2018/01/10	Initial sketch
B	2018/01/15	Initial revision made
C	2018/02/17	Final revision made
D	2018/02/25	Agreement house extension issued

640/B



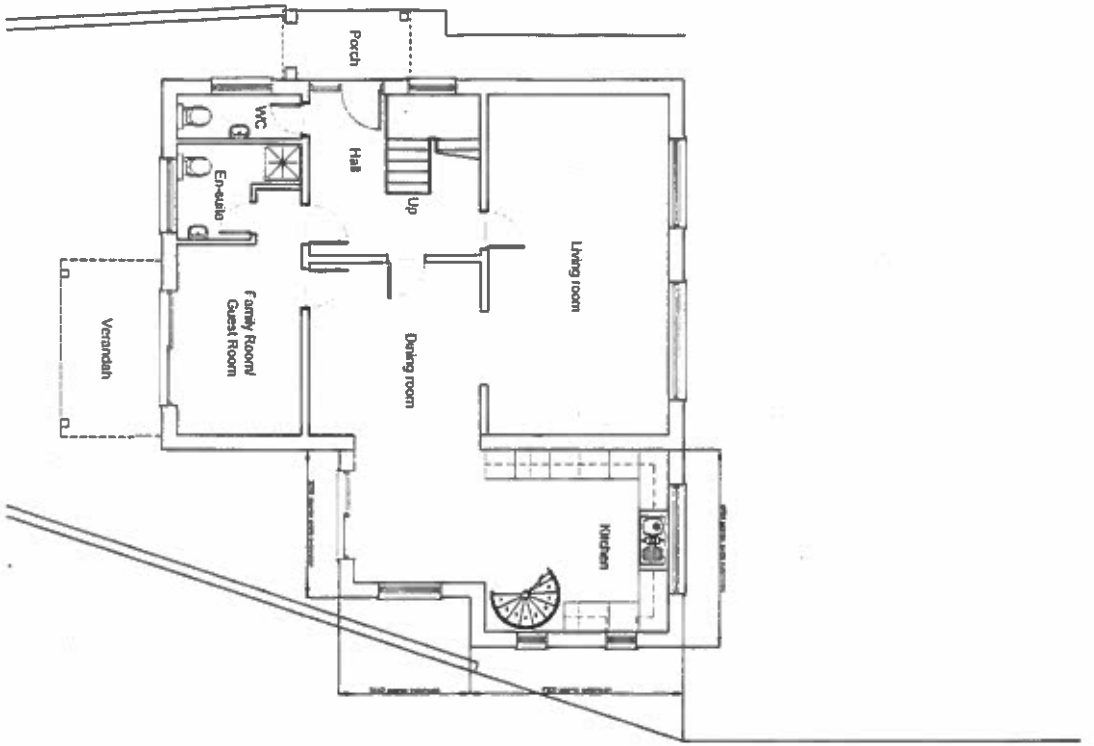
BESWICK PARTNERSHIP LIMITED
 CHARTERED ARCHITECTS
 100, QUEENSTOWN ROAD
 QUEENSTOWN, TASMANIA 7310
 T: 03 6332 2222
 F: 03 6332 2223
 www.beswickpartnership.com.au

Project:
 1 BRITANNIA WAY
 WOODMARCOTE

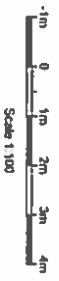
SITE PLAN

Scale: 1:100 @ A2
Date: 2018 02 15
Drawn by: FT
Checked by: MJC
Project Number: 970/81 - 07
Phase: D





Proposed Ground Floor Plan



Proposed First Floor Plan

<input type="checkbox"/>	FEASIBILITY
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<input type="checkbox"/>	FOR COMMENT
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<input type="checkbox"/>	AS BUILT

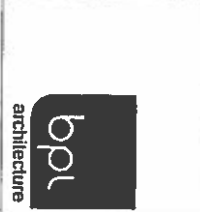
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 2. Building Regulations approval granted by the Council
 3. All other necessary consents and approvals granted by the Council
 4. All other necessary consents and approvals granted by the Council

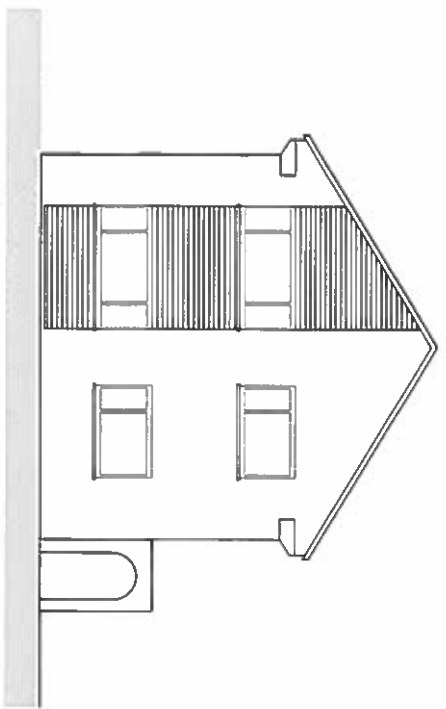
Rev. date: 2018/01/15
 Rev. no: 01
 Rev. desc: Revised
 Rev. by: [Name]
 Rev. checked: [Name]

640/C

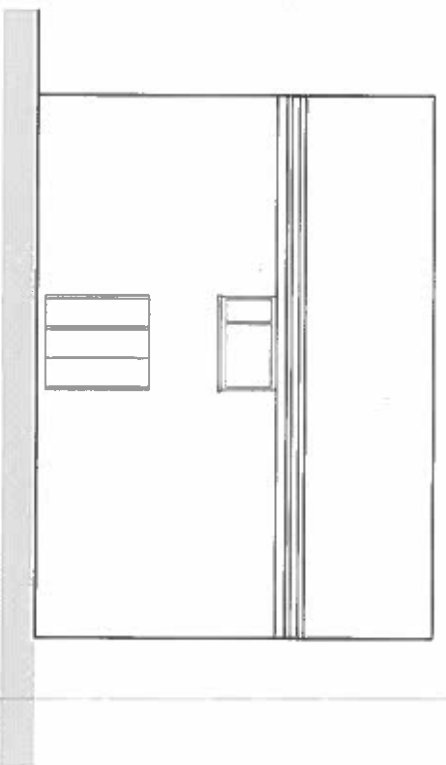
BESWICK PARTNERSHIP LIMITED
 CHARTERED ARCHITECTS
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Project: 1 BIRKENHEAD WAY, WOODMANCOTE
 Proposed Plans
 Date: 13/08/21
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 Checked by: [Name]
 Date: 13/08/21
 Scale: 1:100
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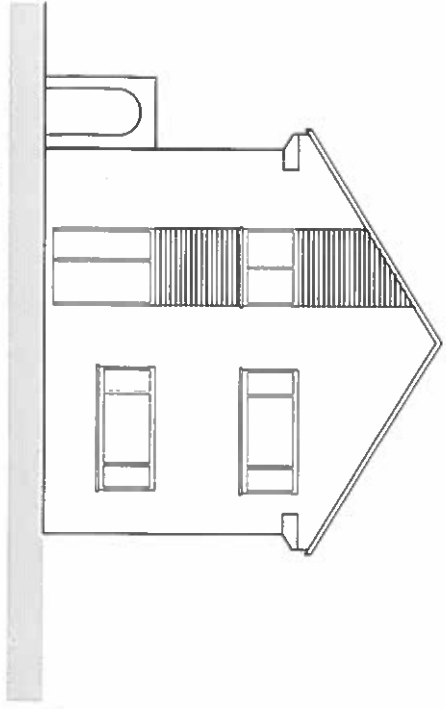




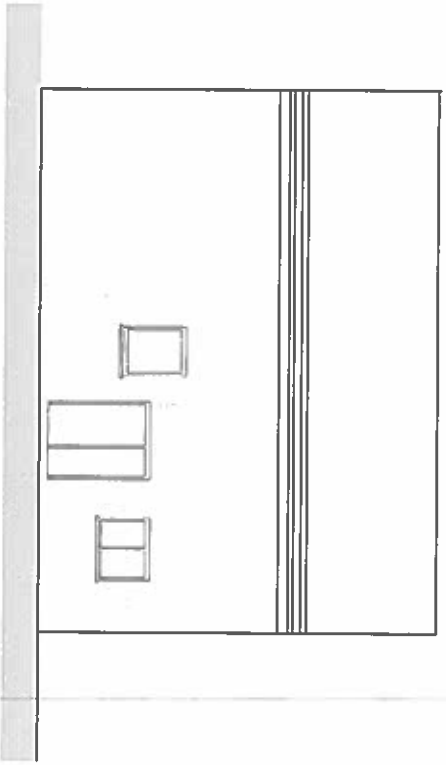
Existing South East Elevation



Existing South West Elevation



Existing North West Elevation



Existing North East Elevation (Front Door)

0 1m 2m 3m 4m
Scale 1:100

640/D

- 1 drawing and content subject to all representations, warranties, conditions, exclusions, limitations and any other terms and conditions set out in the contract documents.
- 2 drawings are for information only and are not to be used for construction.
- 3 drawings are for information only and are not to be used for construction.
- FEASIBILITY
 - FOR INFORMATION
 - FOR COMMENT
 - PRELIMINARY
 - PLANNING
 - BUILDING REGULATIONS
 - TENDER
 - CONSTRUCTION ISSUE
 - AS BUILT
- Rev: date: description: Building height approved
- A 2018/02/05

BEAMCK PARTNERSHIP LIMITED
CHARTERED ARCHITECTS
 100 STREET TOWN SQUARE
 GLASGOW G2 3JH
 Scotland
 Tel: 0141 204 2000
 Fax: 0141 204 2001
 www.beamck.com

Project:
 1 BRITANNIA WAY, WOODMANCOTE

Existing Elevation:
 EXISTING ELEVATIONS

Scale: date:
 1:100 @ A3 2018/02/24

Drawn by: checked by:
 970:81 - 06 A



18/00607/FUL

Greenacres, Brookfield Road, Churchdown

7

Valid 08.06.2018

Removal of existing structures, retention of hardstanding and 3no. agricultural buildings. Erection of proposed polytunnel, additional hardstanding and extension to agricultural track.

Grid Ref 389635 220128

Parish Badgeworth

Ward Badgeworth

RECOMMENDATION Non-determination appeal

Policies and Constraints

National Planning Policy Framework (2018)

Planning Practice Guidance

Joint Core Strategy (2017) - SD1, SD5, SD6, SD9, SD14, INF1, INF2.

Tewkesbury Borough Local Plan to 2011 (March 2006) - AGR5

Greenbelt

Public Right of Way

Flood Zone 2 and 3

Human Rights Act 1998 - Article 8

The First Protocol - Article 1

Consultations and Representations

Badgeworth Parish - The Council objects to this planning application and supports the views given by Churchdown Parish Council. The pre-application guidance given by Tewkesbury Borough Council is relevant. The development has an adverse impact on the appearance and amenity of the Green Belt. There is a history on the site of unapproved buildings and enforcement.

Churchdown Parish -The Council object as the development has never received planning permission: the previous applications have been withdrawn or not proceeded with. The application represents a potential encroachment into green belt land if the proposed developments are subject to a change of use application at some point in the future. The Council ask that if the application is granted a covenant be imposed that the applicant be prohibited from making a change of use application for use as a dwelling in the future.

Highways England - No objection

Severn Trent - No objection - as the proposal has minimal impact on the public sewerage system

County Highways Authority - No objection subject to conditions

Local Lead Flood Authority - No objection

Local Residents - Two comments supporting the application summarised as follows:

- o A shelter for the animals would be an excellent asset the land.
- o If the animals have no shelter it would affect their health
- o Local food production is positive
- o The plans are in keeping with the area
- o Planting more trees will reduce car pollution from the M5 and filter the air for residential and wildlife
- o The development is environmentally sound and sustainable]
- o The polytunnels are in keeping with modern farming and an agricultural area

Planning Officers Comments: Paul Instone

1.0 Application Site

1.1 The application site comprises a parcel of land which extends to approximately 2.8 hectares which is bounded by the M5 to the east and Brookfield Road to the south. The east of the site is formed, in part, by Norman's Brook, with a playing field beyond. There is a raised railway line which runs east west to the north of the site. The site is located approximately 200 metres to the east of the Residential Development Boundary of Churchdown.

1.2 The application site is primarily laid to pasture although there is a track providing access to the site from Brookfield Road to the south and there is an existing area of hardstanding to the east of the access track on entry to the site. Brookfield Road is at a higher elevation than the adjacent land, to allow for the bridge over the M5 and as such the access track is on raised ground, with banks sloping down to natural ground level.

1.3 The site is separated into two by Norman's Brook by a bridge which provides vehicular access between the north and south areas

1.4 There is a public right which runs on a north south axis through site. The Environment Agency's Flood Map for Planning identifies that parts of the site in Flood Zones 2 and 3, although there is raised ground in the centre of the site which is located in Flood Zone 1. The application site is located wholly within the Green Belt.

1.5 There are currently a number of structures, piles of materials and vehicles/caravans which are stored/parked and advertisements on the site which do not benefit from planning permission. The supporting submission states that the hardstanding to the south of the site adjacent to the access track was laid in 2012.

2.0 Planning History

There is an extensive enforcement history on the site. In addition the following submissions are relevant:

12/00910/AGR - A prior notification application was submitted for the erection of a polytunnel for the housing of livestock. The applicant was advised that a full planning permission was required.

13/00706/FUL -Erection of two polytunnels, agricultural building and extend hard standing area. The Council was not presented with sufficient information to proceed with the application

3.0 Current Application

3.1 This application is submitted in full and seeks the erection of a polytunnel for agricultural use, retention of 3 no. agricultural buildings, retention of existing hardstanding, proposed additional hardstanding and extension to agricultural track.

3.2 The application submission states that all other existing structures, materials and vehicles on the site, which have been erected or placed on the ground without the benefit of planning permission will be removed.

3.3 The polytunnel which is proposed to be erected would be located in the north east corner of the site. The polytunnel would measure 22 metres by 13.2 metres and would be dual-spanned. The polytunnel would provide a floor area of circa 290 square metres and the height of the domes would be 3.65 metres. The polytunnel 'external walls' would comprise 2.3 metres high corrugated metal and spaces timber boarding.

3.4 It is proposed that an area of hardstanding would be laid to the north and east of the polytunnel and an existing area of hardstanding which extends to circa 25 square metres would also be retained. A landscaping screen comprising of mixed hedge and coppice trees is proposed to the west, south and east of the polytunnel.

3.5 It is also proposed to relocate an existing poultry shed and polytunnel (protected run) with an attached timber shed, which measures circa 3 metres by 6 metres (excluding the shed) adjacent to proposed new polytunnel. In addition it is proposed that an existing wooden and corrugated metal sheeting 'Bucks Shed' and adjacent water butt, which extends to circa 20 square metres would be retained adjacent to the polytunnel.

3.6 The application advises that the proposed polytunnel would provide room in which to expand the breeding herd, accommodate young stock for longer, and provide separate areas for bedding, hay, feed, working areas and to store the basic machinery and equipment necessary for the management of the holding.

3.7 It is proposed that the relocated polytunnel would be used for free range egg production.

3.8 The application also proposes to extend the existing track which runs from the site entrance at Brookfield Road to the bridge at Norman's Brook to the proposed polytunnel, in order to provide year round vehicular access to the livestock accommodation. The proposed agricultural track would be 3 metres wide.

3.9 To the south of the site the application seeks to retain an area of hardstanding which has been surfaced with hollow pavers which extends to circa 100 sq m by the entrance of Brookfield Road.

3.10 It is also proposed to relocate a metal storage container to the south of the site, adjacent to Brookfield Road and the area of hardstanding. The application states that this building will be used for the storage of logs and timber cut on site, for sale to the public.

3.11 The application submission states that it is proposed to remove all other existing structures at the site for which planning permission is not granted as a result of this application.

3.12 The applicant has submitted an appeal against non-determination of the application which has been validated by the Planning Inspectorate.

4.0 Policy Context

4.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of The Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which "indicate otherwise". Section 70(2) provides that in determining applications 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 materials considerations."

4.2 The development plan comprises the Joint Core Strategy (JCS) (2017) and saved policies in the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP).

4.3 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework.

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

5.0 Analysis

Is the proposal an agricultural unit and if so are the buildings reasonably necessary for the purposes?

5.1 In considering this application, a fundamental determining factor is whether the application site is an agricultural unit. This is the starting point in the decision making process to ascertain whether the proposed buildings are appropriate development in the Green Belt, and whether the buildings and associated works are reasonably necessary for the purposes of agriculture.

5.2 The definition of agriculture, provided by section 336 of the 1990 Town and Country Planning Act, includes 'breeding and keeping of livestock (including any creature kept for the production of food)'.

5.3 An agricultural unit is defined in paragraph X of part 3 of Schedule 1 of the Town and Country Planning (General Permitted Development) Order 2015 as agricultural land which is occupied as a unit for the purposes of agriculture.

5.4 Section 109 of the Agriculture Act 1947 defines agricultural land as land in use for agriculture which is so used for the purposes of a trade or business.

5.5 The land is being used for the breeding of goats and as such the land use can only be described as agricultural. The question is whether the unit is being used for trade or business.

5.6 The term 'trade or business' generally includes any activity carried out for the production of income from selling goods or performing services with the primary purpose for engaging in an activity being for income or profit. The applicant is registered as a sole trader and trades at Greenacres and submits her book figures on line each year to HMRC. It is clear from the submitted information that the goats are sold for meat and breeding with the aim to profit and therefore it is considered that the application site is an agricultural unit.

5.7 On the basis that this is an agricultural unit, the question is then whether the proposal is reasonably necessary for the purposes of agriculture with the unit.

5.8 The application has been reviewed by an Agricultural Advisor on behalf of the Council. At the time of the site visit there were 38 breeding nanny goats, 3 billy and 22 youngsters up to 6 months. The plan is to continue to raise goats and potentially increase number. This would operate alongside the existing goose laying enterprise.

5.9 The Agricultural Advisor considers that as this is a small niche farming enterprise, it is reasonable to try and establish whether the enterprise is viable or at least financially sustainable i.e. covering costs, to help justify whether investment in the building is reasonably necessary for an agricultural use that is likely to exist for the foreseeable future. This is on the basis that if the enterprise proved not to be viable and ceased, then the building could no longer be considered reasonably necessary.

5.10 Although no income and expenditure figures were provided with the application, the Advisor has stated that as this is a basic low input system, assuming the sale of 50 goats per annum, without considering the extra income from firewood, it is concluded that the goat enterprise is likely to be sustainable and remain as such, based on the current local demand.

5.11 The poly tunnel creates circa 290 square metres and the Advisor considers that having looked at the use proposals, the number of envisaged goats and standard space requirements that the proposed polytunnel is reasonable for the purposes of agriculture. This opinion takes into account that the existing structures on the site are removed.

5.12 It is also advised that Billy goats need to be isolated from nannies, with shelter, and therefore retaining the existing timber and tin shed is considered a necessity. The polytunnel for the goose laying enterprise is again considered a necessity for protection from predators and shelter and of course somewhere to lay eggs in the spring. Lastly somewhere dry for fire wood and kindling would be considered essential for seasoning and storage. The operation is very small scale and the existing metal building would serve that purpose.

5.13 In conclusion, the proposed developments are considered reasonably necessary for what is considered to be an agricultural unit.

Principle of Development

5.14 Paragraph 80 of the NPPF states that planning policies and decisions should help create the conditions in which business can invest, expand and adapt. In respect to the rural economy, paragraph 83 states that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas.

5.15 Policy AGR5 of the Tewkesbury Borough local Plan to 2011 - March 2006 supports proposals for the erection of agricultural buildings subject to certain criteria which are discussed in the relevant sections below.

5.16 The broad principle of the proposals are therefore considered to be acceptable subject to the overall planning balance taking into account the material planning considerations, including but not limited to the appropriateness of development in the Green Belt and landscape impact.

Green Belt

5.17 The application site is within the Green Belt. At paragraph 145 the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. An exception to this includes, inter alia, buildings for agriculture or forestry. This echoes policy SD5 of the JCS.

5.18 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in the very special circumstances. The essential characteristics of Green Belts are their openness and their permanence.

5.19 Paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. The essential characteristics of the Green Belts are their openness and permanence.

5.20 It is concluded that the application site is an agricultural unit and it is also considered that the proposed developments are reasonably necessary for the purposes of the agricultural unit.

5.21 It is therefore concluded that the application is not inappropriate development in the Green Belt. Moreover, by virtue of the proposed location of the polytunnels and goat shed, in the north east corner site between the M5 and a raised railway line, the temporary nature of the structure, accompanied by the fact that landscaping is proposed to the west, east and south, it is considered that the proposal would not be harmful to the openness of the Green Belt, or the permanence of the Green Belt.

5.22 It is therefore concluded that the proposal would not be inappropriate development in the Green Belt and would not be harmful to the essential characteristics of the Green Belt.

Landscape and Visual Impact

5.23 The NPPF states that planning decisions should contribute to and enhance the natural and local environment by, *inter alia*, recognising the intrinsic character and beauty of the countryside. Policy SD6 of the JCS echoes this requirement. Policy AGR5 of the Local Plan states that new agricultural buildings should be well sited in relation to existing buildings, ancillary structures and works and landscape features in order to minimise adverse impact on the visual amenity of the locality.

5.24 The polytunnels and goat shed are proposed to be located in the north east corner of the site outside flood zone 2 and 3. This would produce a cluster of buildings which would be visible from the M5, the railway line and to walkers on the public footpath.

5.25 However views would be against the backdrop of the M5 and railway line and the buildings would appear low key and agricultural. It is considered that having regard to the characteristics of the application site, that the structures are sited in a location which would minimise the adverse impact on the visual amenity of the locality in accordance within policy AGR5. Moreover, planting is proposed adjacent to the structures which would further limit public views.

5.26 In addition the log store would be sited in the southern field with limited visibility from public viewpoints.

5.27 The cluster of structures in the north east of the site would be served by a new access track. The surface treatment of the access track is not confirmed in the planning application documents. It is recommended that a condition is imposed on a planning permission to secure an appropriate surface treatment which is suitable for the rural landscape character of the site. Subject to such a condition it is considered that the track would be acceptable.

5.28 In conclusion, whilst the introduction of structures and associated features would result in some harm to the landscape by introducing built form onto agricultural land, it is considered that by virtue of the position and design of the buildings, and the proposed landscaping that this landscape harm would be tempered.

Design and Materials

5.29 Policy AGR5 of the Local Plan states that new agricultural buildings should be sympathetically designed in terms of height, mass, materials, colour and landscaping where appropriate.

5.30 The proposed polytunnel would have a floor area of circa 290 square metres and the walls would extend to 2.3 metre in height before the dome of the roof starts to rise, peaking at each ridge at 3.65 square metres. The side walls would be formed with spaced timber boarding with a layer of corrugated metal around the base of the walls to form a retaining wall for bedding. The roof would be formed of stretched polythene, green in colour. Alongside the other buildings which are to be retained on site, it is considered that the building would appear agricultural in nature, and the appearance of scale of the structures and would be appropriate to the rural context of the site. It is considered that the application would comply with Policy AGR5 of the Local Plan in this regard.

Flood Risk

5.31 Paragraph 163 of the NPPF states that when determining planning applications local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment. This echoes the requirements of Policy INF2 of the JCS.

5.32 The Environment Agency's Flood Risk for Planning Map identifies part of the site in Flood Zones 2 and 3. However, the central part of the site is located in Flood Zone 1 and the proposed polytunnels and goat shed would be located within this area. Similarly the proposed log store would be located in Flood zone 1.

5.33 However, the application does propose to retain areas of hardstanding and create new areas of hardstanding, and an agricultural track in flood zones 2 and 3.

5.34 The Local Lead Flood Authority (LLFA) has been consulted on the application and originally objected to the application due to a lack of information and the applicant subsequently provided a surface water drainage strategy. The strategy proposes measures including deep flow guttering to collect rainwater as a drink source for goats with French Drains to collect excess surface water and direct flow to an adjacent ditch.

5.35 The LLFA have now confirmed that given that the development is only creating a minimal amount of impermeable area within the polytunnel (as the extra hardstanding and track would be made of impermeable material), there would not be a large increase in the volume of runoff and the proposal for French Drains will be sufficient to manage this increase.

5.36 On this basis it is concluded that the proposal would not increase flood risk elsewhere and is considered acceptable.

Highway Safety

5.37 Section 9 of the NPPF relates to the promotion of sustainable transport and specifies that in assessing specific applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. The NPPF goes on to state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. JCS Policy INF1 reiterates this advice.

5.38 The application site is served from a vehicular access off Brookfield Road and the entrance to the site of formed by a gate providing access for vehicles and walkers using the public right of way.

5.39 The County Highways Authority have been consulted on the application and do not object to the application subject to conditions to ensure that the access is retained in accordance with the approved plans, that gates swing inwards, that the access road is surfaced bound material with 10 metres of the public highway and that the requisite visibility splay is maintained.

5.40 On this basis it is considered that the proposal is acceptable in respect to Highway Safety.

6.0 Conclusions and Planning Balance

6.1 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 Act 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.

Benefits

6.2 It is concluded that the application site is an agricultural unit and it is also considered that the proposed developments are reasonably necessary for the purposes of the agricultural unit. The proposal would enable the sustainable growth and expansion of this rural business.

6.3 These factors weigh in favour of the proposal.

Harms

6.4 The introduction of structures and associated features would result in some harm to the landscape by introducing built form onto agricultural land. However it is considered that by virtue of the position and design of the buildings, and the proposed landscaping that this landscape harm would be tempered.

Neutral

6.5 The proposal would not be inappropriate development in the Green Belt. Further, the development would be acceptable in terms of highway safety and flood risk.

Conclusion

6.6 It is concluded that the economic benefits of enabling the sustainable growth and expansion of a rural business outweigh the limited harms to the landscape, which are tempered by the design approach and the proposed landscaping. It is therefore recommended that planning permission is granted.

RECOMMENDATION Non-determination appeal

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Plan - Drawing B Revision 2
Proposed North Block Plan - Drawing C Revision 0
Proposed South Block Plan - Drawing D Revision 0
Buck Accomodation - Drawing 1 Revision 2
Log Store - Drawing 2 Revision 1
Poultry Shed & Polytunnel - Drawing 3 Revision 2
Proposed Polytunnel - Drawing 4 Revision 2
Proposed Polytunnel - Drawing 5 Revisions 2
Proposed Polytunnel - Drawing 6 Revision 2
Proposed Polytunnel - Drawing 7 Revision 2
- 3 All planting, seeding and turfing detailed in the landscaping scheme set out on Proposed North Block Plan - Drawing C Revision 0 shall be carried out in the first planting and seeding season following the construction of the polytunnel hereby permitted by drawing numbers 4, 5 and 6 . Any trees or plants which, within a period of five years from 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.
- 4 The proposed external material for the polytunnel shall be fully in accordance with Drawing Number 5 Revision 1 and Drawing Number 6 Revision 1.
- 5 Within 6 months of the construction of polytunnel hereby permitted by drawing numbers 4, 5 and 6, all existing structures categorised as numbers 3, 4, 5, 6, 7, 8, 9, 11, 13, 15, 16, 17, 18, 19, 21, 22, 23, 24 and 25 in the Photographic Schedule received on 8th June 2018 shall be removed from site or positioned inside a structure herby permitted.
- 6 Prior to the occupation of the development hereby permitted, the vehicular access/access track shall be laid out and constructed in accordance with the submitted plan drawing no. B Rev 2, with any gates situated at least 10.0m back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and with the area of access road within at least 10.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.

- 7 The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4M back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 160M distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.
- 8 Prior to the construction of the agricultural track and additional areas of hardstanding details of the proposed surface materials and construction techniques shall be provided to the local planning authority. Thereafter, the development shall not be carried out other than in accordance with the approved plans.
- 9 The development hereby permitted shall be carried out in accordance with the Surface Water Flooding Risk Statement received on 2nd September 2018.

Reasons:

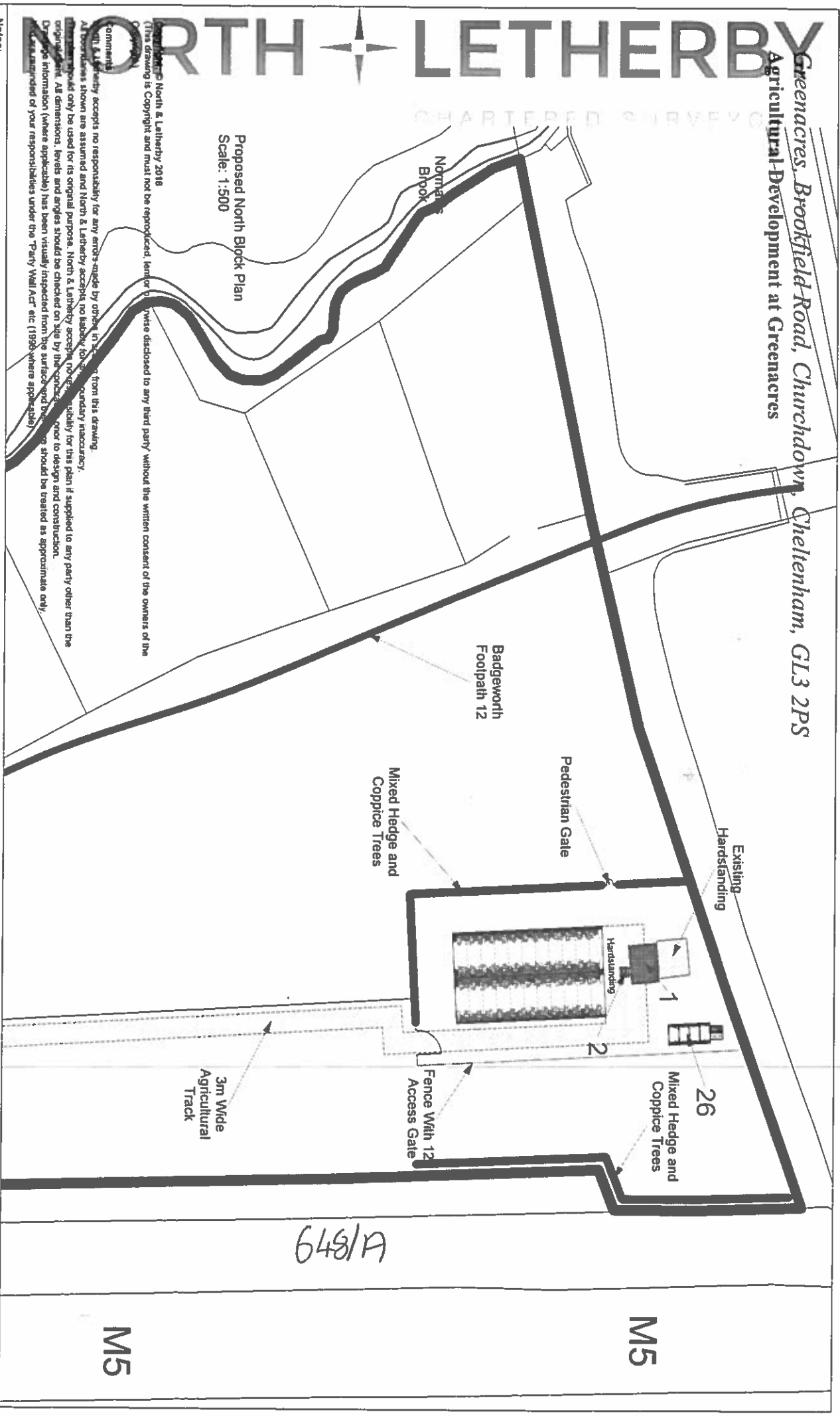
- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interest of proper planning
- 3 In the interests of amenity and to ensure a satisfactory standard of landscaping
- 4 In the interests of visual amenity
- 5 In the interests of visual amenity and to preserve the openness of the Green Belt.
- 6 To reduce potential highway impact by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraph 108 and 110 of the National Planning Policy Framework.
- 7 To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.
- 8 To secure a satisfactory appearance and to ensure that the proposal would not increase flood risk elsewhere
- 9 To ensure that the proposal would not increase flood risk elsewhere

Notes:

1 **Statement of Positive and Proactive Engagement**

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by seeking further details on drainage and highway access.

Greenacres, Brookfield Road, Churchdown, Cheltenham, GL3 2PS
Agricultural Development at Greenacres



Proposed North Block Plan
 Scale: 1:500

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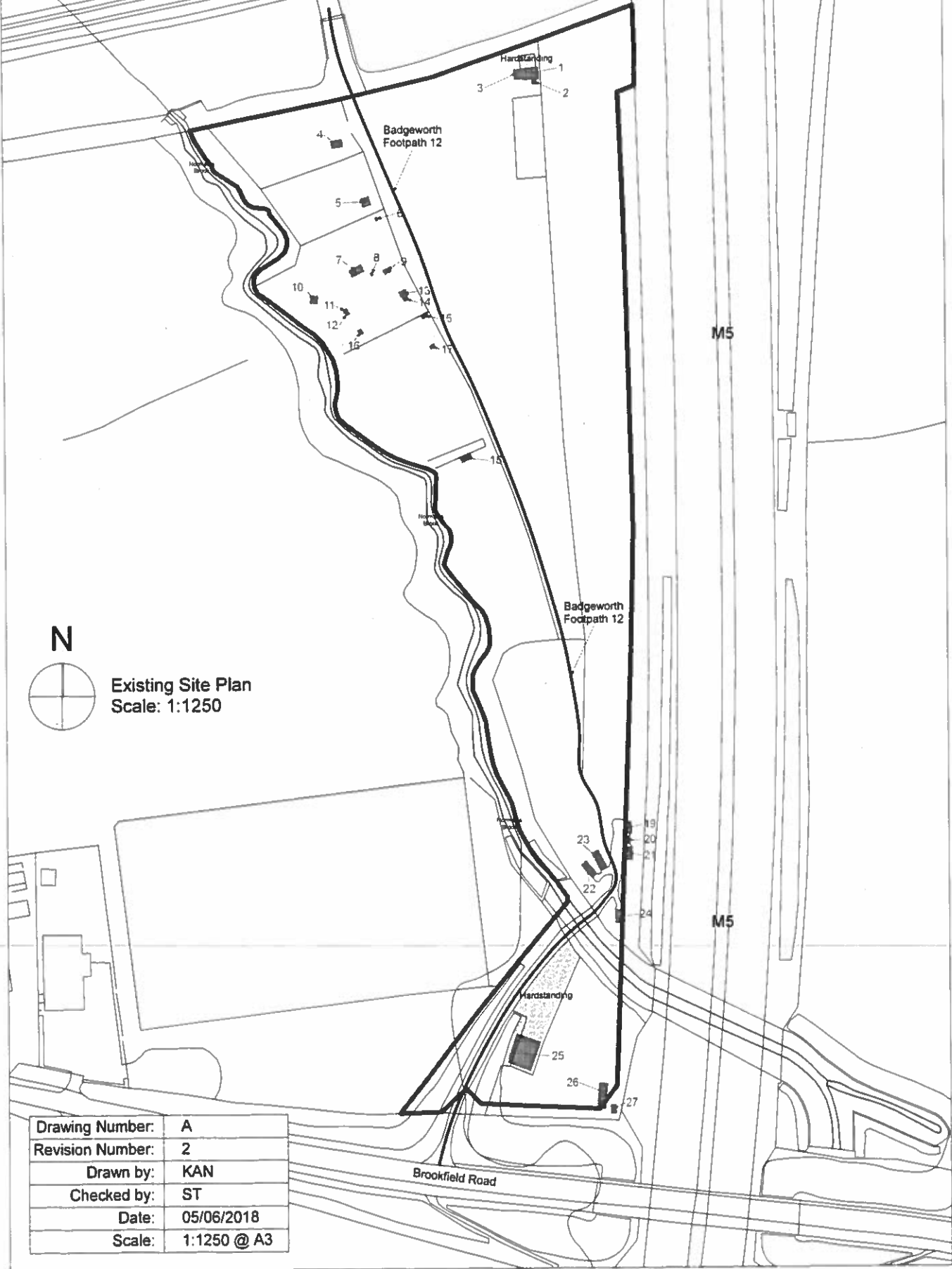
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	Drawing Number: C Revision Number: 0 Drawn By: KAN Checked by: ST Date: 06/06/2018 Scale: 1:500 @ A3 Path:		
	Project Title: Agricultural Development at Greenacres		
	Drawing Title: Proposed North Block Plan		



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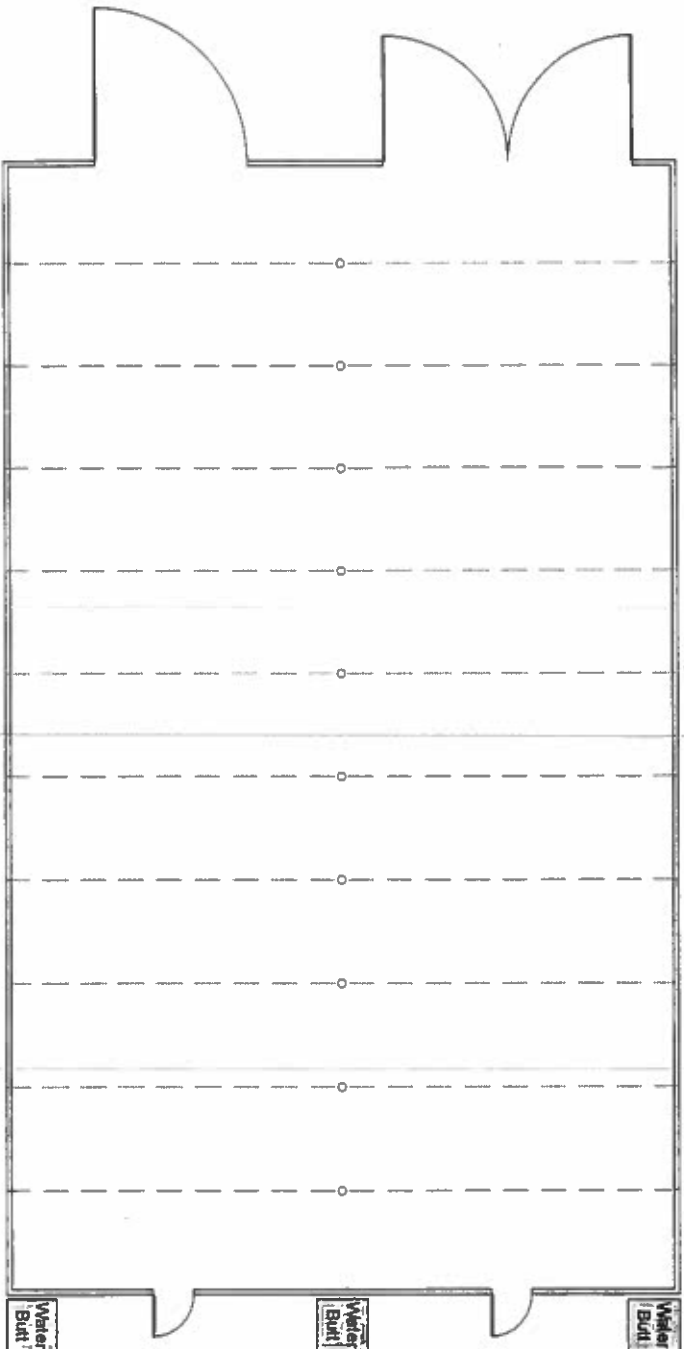
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N
 Existing Site Plan
 Scale: 1:1250

Drawing Number:	A
Revision Number:	2
Drawn by:	KAN
Checked by:	ST
Date:	05/06/2018
Scale:	1:1250 @ A3

648/B



Proposed Floor Plan
Scale: 1:100

648/C

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Date:	04/08/2018
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Project Title:
 Agricultural Development at
 Greenacres

Drawing Title:
 Proposed
 Polytunnel

Client:



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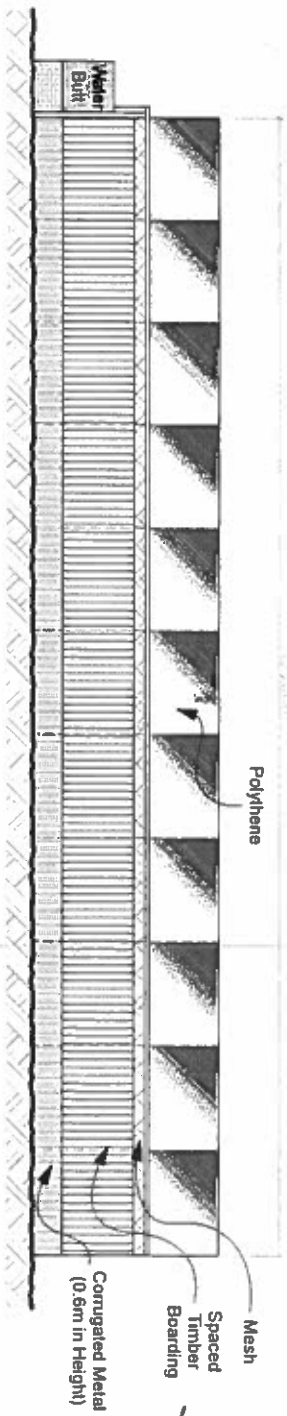
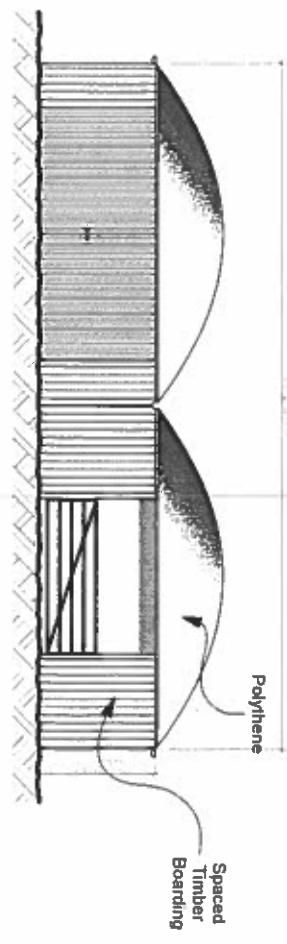
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NORTH LETHERBY



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648/D

Notes:

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Revision Number:	1
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Project Title:
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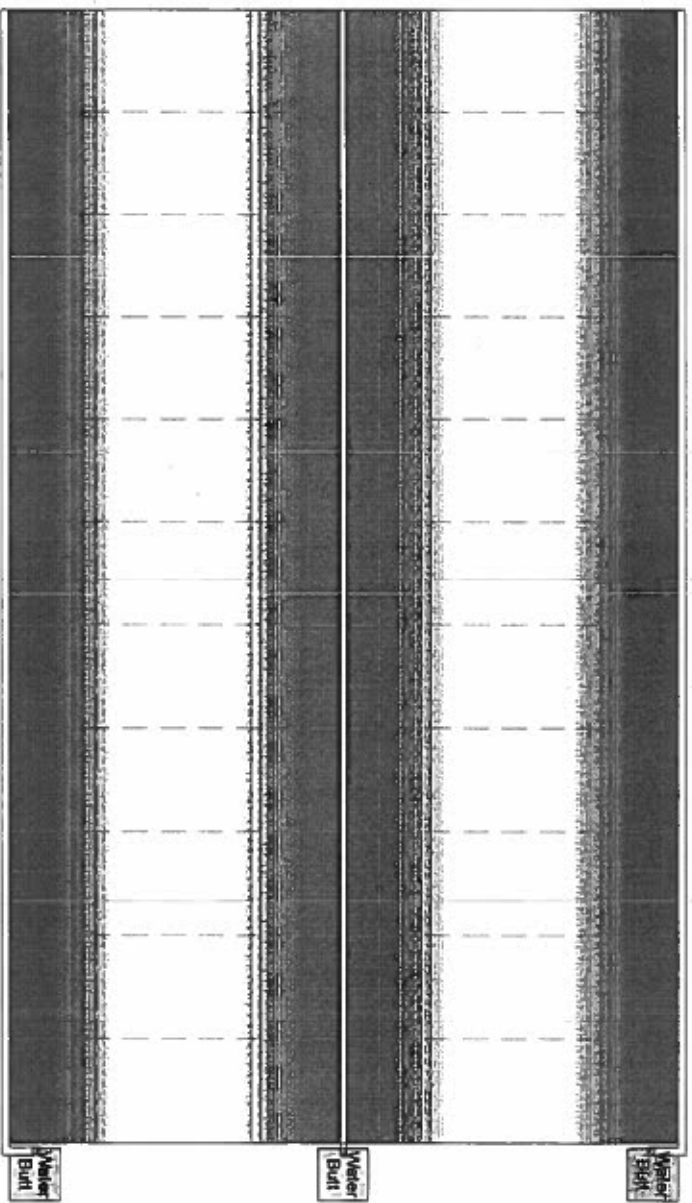
Drawing Title:
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Agricultural Development at Greenacres



Proposed Roof Plan
Scale: 1:100

648/F

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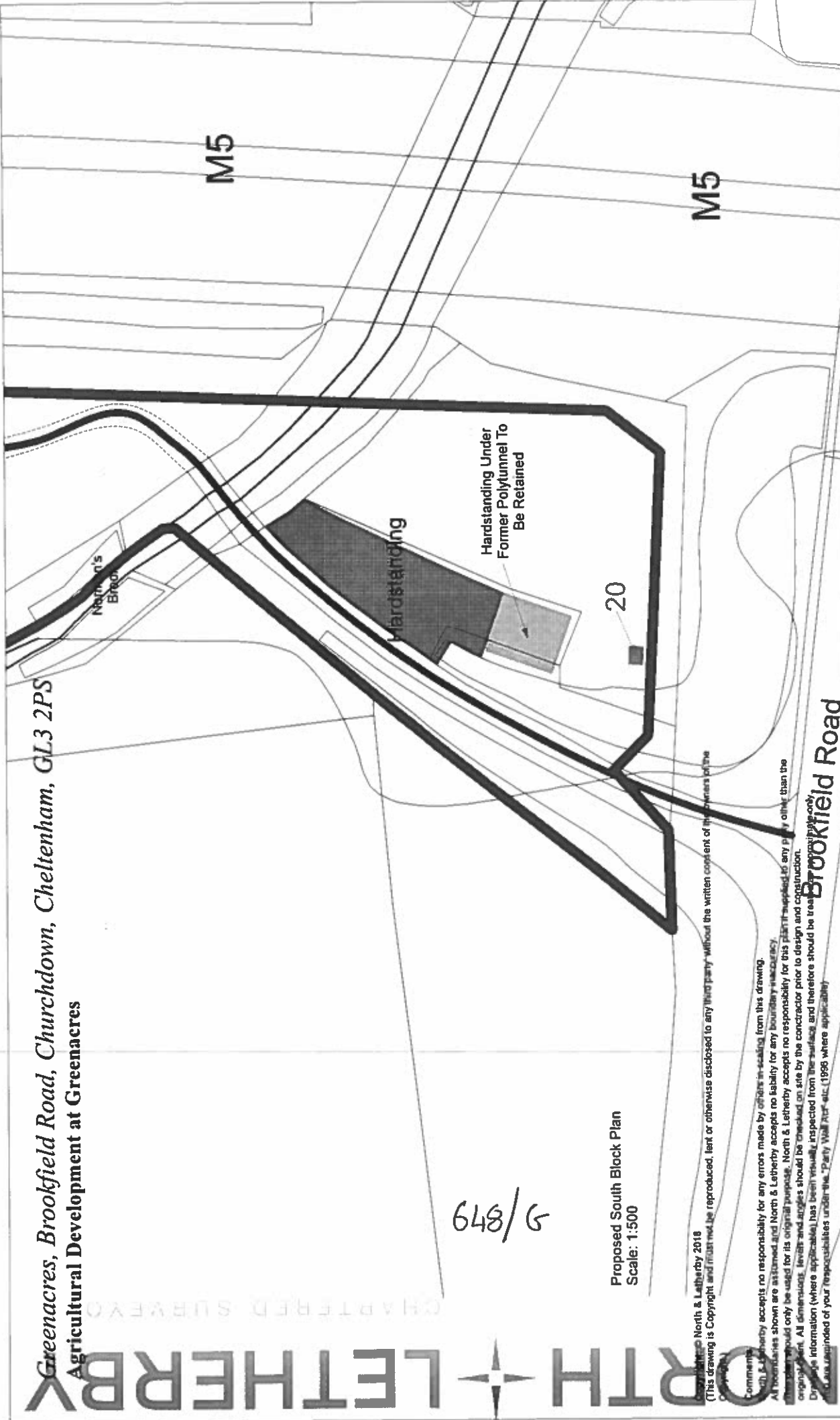
Project Title:
 Agricultural Development at
 Greenacres

Drawing Title:
 Proposed
 Polytunnel

Client:



Greenacres, Brookfield Road, Churchdown, Cheltenham, GL3 2PS
Agricultural Development at Greenacres



Proposed South Block Plan
 Scale: 1:500

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Project Title:
 Agricultural Development at Greenacres

Drawing Title:
 Proposed South Block Plan

Client:

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BOROUGH COUNCILLORS FOR THE RESPECTIVE WARDS 2015-2019

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Ashchurch with Walton Cardiff	Ashchurch Rural Wheatpieces	B C J Hesketh H C McLain	Hucclecote	Hucclecote	G F Blackwell
Badgeworth	Badgeworth Boddington Great Witcombe Staverton	R J E Vines	Innsworth with Down Hatherley	Down Hatherley Innsworth	G J Bocking
Brockworth	Glebe Ward Horsbere Ward Moorfield Ward Westfield Ward	R Furolo R M Hatton H A E Turbyfield	Isbourne	Buckland Dumbleton Snowhill Stanton Teddington Toddington	J H Evetts
Churchdown Brookfield	Brookfield Ward	R Bishop D T Foyle	Northway	Northway	P A Godwin E J MacTiernan
Churchdown St John's	St John's Ward	K J Berry A J Evans P E Stokes	Oxenton Hill	Gotherington Oxenton Stoke Orchard and Tredington	M A Gore
Cleeve Grange	Cleeve Grange	S E Hillier-Richardson	Shurdington	Shurdington	P D Surman
Cleeve Hill	Prescott Southam Woodmancote	M Dean A Hollaway	Tewkesbury Newtown	Tewkesbury Newtown	V D Smith
Cleeve St Michael's	Cleeve St Michael's	R D East A S Reece	Tewkesbury Prior's Park	Tewkesbury (Prior's Park) Ward	K J Cromwell J Greening
Cleeve West	Cleeve West	R A Bird R E Garnham	Tewkesbury Town with Mitton	Tewkesbury Town with Mitton Ward	M G Sztymiak P N Workman
Coombe Hill	Deerhurst Elmstone Hardwicke Leigh Longford Norton Sandhurst Twigworth Uckington	D J Waters M J Williams	Twynning	Tewkesbury (Mythe Ward) Twynning	T A Spencer
Highnam with Haw Bridge	Ashleworth Chaceley Forthampton Hasfield Highnam Maisemore Minsterworth Tirley	P W Awford D M M Davies	Winchcombe	Alderton Gretton Hawling Stanway Sudeley Winchcombe	R E Allen J E Day J R Mason

20 October 2017

Please destroy previous lists.