

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT CONTROL

Committee:	Planning
Date:	17 November 2020
Site Location:	Part Parcel 3359 Bushcombe Lane Woodmancote Cheltenham Gloucestershire
Application No:	20/00381/FUL
Ward:	Cleeve Hill
Parish:	Woodmancote
Proposal:	Erection of a single detached dwelling (revised design).
Report by:	Dawn Lloyd
Appendices:	Site location plan Site layout plan Proposed Elevations and Floor Plans Sections
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This application relates to a site to the north east of Woodmancote. The site is sloping with ground levels rising to the north east, two modern buildings are sited to the north west of the site and the access is existing shared access off Bushcombe Lane.
- 1.2 The site falls within an AONB with public rights of way to the north and north east. Grade II Listed Buildings, Yew Tree Farmhouse and Brook Cottage lie within 50m of the site.
- 1.3 The proposal is for the erection of a detached two storey, five bedroomed dwelling. The design of the front elevation has been amended the two storey front gable has been reduced to single storey.

2.0 RELEVANT PLANNING HISTORY

- 2.1 Outline application 00/00139/OUT- for the erection of a detached dwelling and garage was refused and dismissed at Appeal 11 September 2020.
- 2.2 Application 14/00318/OUT an outline application for the residential development of 41 homes and associated works to include means of access with all other matters reserved was Refused 25th June 2014.
- 2.3 15/00764/FUL for the erection of 38 no. two, three, four and five bedroom dwellings, open space, parking, associated works and new vehicular access from Butts Lane was Refused and was dismissed at Appeal on 26th September 2016.

- 2.4 Application 16/01310/FUL for the change of use of existing buildings to form two dwellings was Refused on 18th April 2017 and was dismissed at Appeal on 9th March 2018.
- 2.5 16/00860/FUL for the erection of a single dwelling on land at Hillview stables was refused on 14th March 2017 but was allowed at appeal 4th August 2017.
- 2.6 19/00333/FUL for the erection of 5 dwellings with associated access off Butts Lane was appealed for non-determination by the council in the agreed time frame. The Appeal was considered and dismissed by the Inspector on 8 September 2020.

3.0 RELEVANT POLICY

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

National guidance

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

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

Policies: SP2, SD10, SD4, SD6, SD7, SD8, SD14, INF1, INF2,

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

No relevant saved local plan policies:

Tewkesbury Borough Plan 2011-2031 – Pre-Submission Version (October 2019)

Policies: RES3, RES4,

The Cotswolds AONB Management Plan (2013-2018)

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

The First Protocol, Article 1 (Protection of Property)

4.0 CONSULTATIONS

4.1 Woodmacote Parish Council object for the following reasons:

- The proposal does not present infilling within the existing built up area of the village conflicts with SP2 and SD10. The plot lies outside the settlement boundary for Woodmancote in the Emerging Local Plan.
- Unwarranted intrusion into the Cotswold Area of Outstanding Natural Beauty AONB at a transitional point where the Village of Woodmancote ends on Bushcombe Lane and gives way to agricultural land and views up the escarpment.
- The filling of gaps in ribbon form of development contrary to the character of the area. Previous Inspectors state the importance of retaining gaps and the clear distinction between the village and countryside. Creates a more urban character and erosion of agricultural landscape and rural character of the road network

- Harm to AONB and landscape impact. The proposal conflicts Cotswold AONB Management Plan 2018 and policies SD6 and SD7. The Cotswolds AONB Landscape Strategy and Guidelines (Sections 2.1 and 7.1) highlights the potential adverse implications of development, expansion and infilling of settlements in relation to the escarpment (Landscape Character Type 2). The boundary of the Cotswold AONB follows the edge of Woodmancote village on either side of the lane, and this coincides with the residential boundary of the village. However, the delineation between countryside and village has always been the AONB boundary. The historic evolution of the village is cited.
- The Parish consider the evidence base for the housing land supply is flawed. There is no evidence locally to suggest that there is a pressing demand for housing in Woodmancote and this proposal will definitely not contribute to any unmet affordable housing need across the JCS area. The planning statement is incorrect Woodmancote has been allocated a target of 60 homes to be located behind current park home site on Oxbutts.
- The Highways Safety concerns raised at the original appeal 00/4189/0139/OUT are unchanged, overall levels of traffic are higher now than 20 years contrary to JCS Policy INF1 and SD4.
- An unauthorised fence has been erected over 1m high on the boundary adjacent to the highway.
- Woodmancote is preparing a Neighbourhood Development Plan.

Additional comments received on the amended plans reiterate and elaborate on the Parish council's previous objections to the proposal which is maintained.

- In addition the Parish consider the gaps between Yew Tree Farm and Two Chimneys is critical to maintaining a sporadic pattern of development and preventing a continuous ribbon form of development.
- The Parish compare the proposal with the recent appeal decision for 5 dwellings on Butts Lane with reference to the site as open field.
- A new fence has been erected to prevent along the highway to prevent the site being perceived as open field.
- The revised design does not overcome the unmitigated harm to the Cotswold AONB.
- The tilted balance argument is disappplied.

- 4.2 **County Archaeologist** considers there is evidence of Mesolithic/ Roman and Medieval activity to the south and west of the site which have been moved downhill by natural processes.

Recommends in advance of determination the applicant should provide the results of an archaeological field evaluation which describes the significance of any archaeological remains within the proposed development area, and how these would be affected by the proposed development.

- 4.3 **County Highway Authority**- No objection subject to conditions for completion and maintenance of vehicle parking, cycle provisions, visibility splays, electrical vehicle charging points and access gates requirements.

- 4.4 **Cotswold Conservation Board** – comments with regard to the erection of the fence and the planting of conifers on boundary with Bushcombe Lane and what action is being taken. As the Board is concerned about these measures being implemented because of the adverse effect that they are having on local landscape character and views within the Cotswolds AONB. The suburbanising and consolidating effect of the conifer hedging and the fencing is undermining this delicate balance between the built and rural environment of Buschcombe Lane. Having this type of fencing immediately behind a dry stone wall also undermines the intrinsic appeal of the wall (with such walls being a ‘special quality’ of the Cotswolds AONB).

Recommends a condition that requires the conifers and fencing to be removed and for just the existing dry-stone wall to be retained as the boundary feature along Buschcombe Lane.

Comments submitted on the amended plan:

The scale of the proposal is below the boards main consultation thresholds. However, this should not be taken to mean that the Board has taken the view that the proposed development would not have an adverse impact on the National Landscape. The LPA should ensure that planning decisions are consistent with relevant national and local planning policy and guidance; and give explicit consideration to the Board’s publications.

5.0 PUBLICITY AND REPRESENTATIONS

The application has been publicised through the posting of a site notice for a period of 21 days and/or the neighbour notification scheme. A notice for the proposed amendment put up which expired on 5th November 2020. The planning committee will be updated with regard to any additional comments to the objections already raised.

20 letters of objections were received in the first notification period. There comments are summarised as follows:

- Previous applications on the site have been refused and an appeal dismissed, numerous applications submitted over the last 20 years. Reason for dismissing the appeal was that this plot of land formed a natural break – with open views - to the more built-up area on-route up Bushcombe Lane. Conifers now block this view. A Close boarded fence erected adjacent to Bushcombe Lane. Site was a paddock and should be restored.
- Site is very visible from Butts Lane. The area heavily used by walkers, cyclists and horse riders. Disagree with description of Bushcombe Lane. The dwelling would be visually prominent and the impact of garden paraphernalia on AONB would be visible from the public realm.
- Site is outside the settlement boundary, no pavements or street lights in the vicinity. The appeals at Hill View stables and Badgerbank are not similar. Hillview stables is immediately adjacent to the boundary of the village and, as the appeal inspector said, the dwelling there would be difficult to visually distinguish from other built development against the urban backdrop. The current proposal is not immediately adjacent to the village boundary and has no urban backdrop so it would have the potential to be highly visible.
- The permitted development at Badgerbank is not an infill. It is situated along a private drive far away from the public road and replaces an existing stable building. Concrete block walls and concrete tile roof are to be replaced with stonework, wood panelling and a blue slate roof so the new building will enhance the AONB, whereas the proposed development certainly does not.
- Benefit of one dwelling not outweigh harm to AONB. Approval would lead to precedent for further development.

- Recent years there has been extensive tree planting and bushes on Yew Tree Farm to block views to AONB area and Nottingham Hill from local lanes and adjacent properties.
- No need for this development as adequate numbers of housing being built in Woodmancote, Bishops Cleeve and Gotherington.
- The lane is considered unsuitable for additional traffic and used as a rat run.
- Bushcombe Lane is very steep and floods badly during heavy rains as drains can not cope.
- Site is close to the SSSI of The Slades Longwood Farm.

6.0 POLICY CONTEXT

- 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 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.
- 6.2 The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 6.3 The Pre-Submission Tewkesbury Borough Plan was submitted to the Secretary of State for Housing, Communities and Local Government on 18 May 2020 for examination. On the basis of the stage of preparation it has reached it is considered that the plan can be afforded at least moderate weight. However, the weight to be attributed to individual policies will be subject to the extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given) and their degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).

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

7.0 ANALYSIS

Principle of development

- 7.1 Woodmancote is a 'service village' as defined by Policy SP2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted December 2017)(JCS). The site does not fall within an allocated area in the village and therefore the provision in Policy SP2(5) does not apply. However, Policies SP2 and SD10 of the JCS together allow for development of housing in the remainder of the area in certain circumstances, including on previously developed land and infilling in a village.
- 7.2 JCS Policy SD10 specifies 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 except where otherwise restricted by policies within district plans. Housing development on other sites will only be permitted where it constitutes affordable housing; constitutes infilling within a town or village, is brought forward via a Community Right to Build Order; or is allowed for in district or neighbourhood plans. This strategy is consistent with the NPPF which (paragraph 79 refers) seeks to avoid isolated new homes in the countryside.

- 7.3 Woodmancote does not have a defined development boundary, so a degree of judgment is necessary regarding whether the site is within the village. The site is agricultural land which is excluded from previously developed under the NPPF. In recent appeal decisions for development sites at Yew Tree Farm, Hill View Stables and Badgerbank which are along Bushcombe Lane have been considered by Inspectors to be within the built-up area of the village.
- 7.4 Yew Tree Farm is to the north side of Bushcombe Lane, on which there are a few, distantly scattered houses in large plots with outbuildings, separated by fields from Woodmancote. The site lies to the north east of the farmhouse and its associated farm buildings and to the south west of Two Chimneys. To the south side of Bushcombe Lane is Hill View Stables which has consent for the erection of a new dwelling 16/00860/FUL allowed at appeal. Given there is existing and extant development around the appeal site it is considered that the proposal would be considered as infilling within the built-up area of the village and complies with Policy SD10 in this regard
- 7.5 The Preferred Option Tewkesbury Borough Local Plan (PTBP) proposes a settlement boundary for Woodmancote (Policy RES2). Outside of these settlement boundaries the Policy RES3 stipulates that new residential development will only be acceptable if it falls within a specified criteria of development types (for example, it would be a replacement dwelling) or involves development through local initiatives including Community Right to Build Orders and Neighbourhood Development Orders. The current application would not comprise residential development fitting within any of the listed exceptions and the proposal would conflict with PTBP Policy RES3 therefore.
- 7.6 However, given that the Preferred Option Tewkesbury Borough Local Plan is not yet adopted it can only be afforded moderate weight. For the reasons cited above, the proposal is considered infilling development within the built-up area the development is considered acceptable in principle having regard to JCS Policy SD10.

Councils 5 Year Housing Land Supply

- 8.0 It is the Council's current position that a 4.33 years supply of housing can be demonstrated. In this scenario, paragraph 11 of the NPPF states that where policies which are most important for determining the application are out of date, permission should be granted unless: i.) the application of policies in the Framework that protect assets of particular importance provides a clear reason for refusing the development; or ii). any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 8.1 The Framework clarifies that planning policies for housing will be judged out of date where, inter alia, the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites. Footnote 6 to paragraph 11 also clarifies which policies in the Framework provide a clear reason for refusing. As the site is within the Cotswold AONB, a judgment must be made as to whether the proposal would protect the AONB, and whether any impacts provide a clear justification for refusing permission, before a judgment can be made as to whether the 'tilted balance' applies.

Impact on the Cotswold AONB and Landscape character

- 9.0 The application site is located within the Cotswolds AONB an area of high scenic quality that has statutory protection in order to conserve and enhance the natural beauty of its landscape. The National Planning Policy Framework (NPPF) makes clear that great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty Para 172.

- 9.1 Para 116, that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. However, the framework does not place a blanket restriction on all development in the AONB and a single dwelling is not considered major development.
- 9.2 Policy SD7 (The Cotswolds Area of Outstanding Natural Beauty) of the JCS specifies that all development proposals within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. The Cotswolds AONB Management Plan (2013-2018) is the statutory plan which sets out the Cotswold Conservation Boards' policies for the management of the Cotswolds AONB and for the carrying out of its functions in relation to it.
- 9.3 Landscape character assessments for the area have been carried out at national, county and AONB level by Natural England; National Character Area, Gloucestershire County Council; Gloucester Landscape Character Assessment, LDA Design, 2006, and the Cotswolds AONB Conservation Board; Cotswolds AONB Landscape Character Assessment, 2006, respectively. In addition, Tewkesbury Borough Council has recently produced a district level landscape character assessment: Landscape and Visual Sensitivity Study - Rural Service Centres and Service Villages, 2014 (LVSS).
- 9.4 The LVSS puts the proposal within the landscape parcel Cotswolds AONB Landscape Character Area 2E: 'Winchcombe to Dovers Hill - (Escarpment)'. The "Escarpment" landscape is characterised as a narrow landscape type, forming a dramatic, prominent and well known landscape feature as part of the distinctive topography of the area. A key characteristic is "small scale settlement generally confined to lower shallower slopes of the escarpment, in sheltered locations and adjacent to spring lines"
- 9.5 Landscape Strategy and Guidelines for the AONB describe the lower escarpment slopes as having less sensitivity to change.
- 9.6 There is extensive planning history for development proposals on and in the vicinity of the site. However, the impact of the proposal needs to be considered within the context of the existing and extant permissions.
- 9.7 The site is on the north side of Bushcombe Lane with residential properties of the north east. Agricultural buildings of Yew Tree Farm lie to the immediately to the north west, Yew Tree Farm house and the main settlement of Woodmancote lie to the south west. Since the previous dismissed appeals on the application site, permission has been granted at appeal for a dwelling at Hill View Stables on the south side of Bushcombe Lane. The Inspector in this decision considered the context of the site; that land was next to the built-up area, surrounded on three sides by development, well screened from Bushcombe Lane by mature trees and hedges, and the presence of the existing built-up area was omnipresent in these views from public rights of way and therefore significantly influences the character of the site.
- 9.8 The proposal is similar terms of this context. The site is well screened, has development on three sides. There are public footpaths 220 metres to the north and 130 metres to the east of the site. The site would be visible in part from these public rights of way due to topography of the site and scale of building but would be viewed against the background of existing development.
- 9.9 The views to the open lower slopes of the escarpment to the north are no longer visible from Bushcombe Lane as the site has been screened by substantial planting and a high boarded fence, preventing views to the Cotswold escarpment to the north. The fence is unauthorised, the planting and fence is considered contrary to the rural character of the area. The view from Butts lane is of open fields to the north, and a ribbon form of development along Bushcombe Lane in the vicinity of the site giving rise to a disperse pattern further east.

- 9.10 The visual impact of the development from distant views would not be considered prominent or substantial due to its relationship with existing and approved development. The degree of harm would be limited taking account of the setting and existing development nearby.
- 9.11 Properties along Bushcombe Lane are generally set in mature gardens with occasional glimpses of the open countryside beyond. A landscaping condition for the development would be required for appropriate landscaping and details for boundary treatment to be submitted and agreed to ensure the development would be appropriate to the character of the area and AONB.

Design and layout

- 10.0 Policy SD4 of the JCS states 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.
- 10.1 The proposed dwelling would be a detached 1 ½ storey dwelling constructed from natural Cotswold stone with artificial Cotswold stone slates laid in diminishing courses with matching ridges. The Council's Conservation Officer (CO) raised concerns with regard to the design of the dwelling and recommended removal of the two-storey front projection and adding a gable chimney to assimilate the house into the prevailing Cotswold vernacular. Revised plans have been received to address these comments. The double height front gable as originally proposed has been replaced with a porch and a gable chimney added. The CO considers the amended design would be more in keeping with Cotswold vernacular and raises no objections subject to conditions requiring details of doors and windows and samples of all materials (including a sample panel of the stone wall to be constructed on site).
- 10.2 Subject to the above, the proposal is considered acceptable in terms of the size, scale and design, and with regard to the character of the area.

Residential amenity

- 11.0 Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.
- 11.1 The proposed dwelling would be situated in the centre of the plot orientated in a west to east direction, is sited 15m from the south elevation of the nearest property and set forward of its front elevation. There is no overlooking or breach of light to habitable rooms to neighbouring properties and there is no undue impacts in terms of neighbour amenity.

Impact on Heritage Assets.

- 12.0 Policy SD8 considers that should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment. There are two Grade II Listed buildings situated to the west of the site Brook Cottage and Yew Tree Barn. These buildings are prominent and contribute greatly to the historic character of the area. The development plot is separated from the buildings by other buildings and vegetation. It is considered that the proposal would not have a negative impact on the setting of the listed buildings.
- 12.1 Existing unauthorised high boundary fence is not considered appropriate to the rural character of the area and is dominant, suburban and highly incongruous in this semi-rural location. Its retention is not supported.

- 12.2 There is evidence for Mesolithic, Roman and medieval activity in the close proximity to the site. The County Archaeologist considers that site has high potential for significant archaeological deposits to be present and considers ground works and intrusions required for the proposed development may have an adverse impact on significant archaeological remains. Applicant has agreed to a pre-commencement condition for a programme of archaeological work, including a Written Scheme of Investigation and post investigation assessment.
- 12.3 The Conservation Officer confirms that the proposal would not have a negative impact upon the setting of listed buildings.

Biodiversity

- 13.0 The site was a paddock, at the site visit it had the appearance of mowed grass with substantial planting of conifers around the site. The site is not considered significant in terms of biodiversity.

Drainage and flood risk

- 14.0 JCS Policy INF2 sets out that development proposals must avoid areas at risk of flooding. Proposals must not increase the level of risk to the safety or occupiers of a site, the local community or the wider environment either on the site or elsewhere. The site falls within Flood Zone 1 as shown on the Environment Agency's indicative flood map indicating that it has a low probability of river or sea flooding. The EA's updated Flood Map for Surface Water identifies part of the site as having either a very low or low risk of surface water flooding. A drainage statement was submitted with the application the surface water is proposed to be disposed of via sustainable drainage system and foul drainage to the main sewer and the proposal is therefore considered acceptable in this respect.

Access and highway safety

- 15.0 JCS Policy INF1 requires that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters. The site has existing access onto Bushcombe Lane which is shared access to agricultural buildings of Yew Tree Farm. The County Highway Authority have no objection to the proposal in terms of highway safety subject to conditions with regard to the proposed parking arrangements, access visibility splays, siting of access gates, the provision of cycle storage and an electrical vehicle charging point. An amended site plan drawing number 03 Rev B has been submitted which demonstrates the visibility splays and indicates that within the visibility splays the existing stone wall and boundary fence to be reduced to below 0.6 metres and canopies of existing trees to be maintained at a minimum height of 2 metres above ground level.

Community Infrastructure Levy

- 16.0 The proposed development is liable for a Community Infrastructure Levy (CIL) contribution.

CONCLUSION AND RECOMMENDATION

Overall Balancing Exercise and Conclusion

The proposal would be considered infill development within the existing built up area of Woodmancote and therefore acceptable in principle. The presumption in favour of development at Paragraph 11 of the NPPF states that where policies are out of date planning permission should be granted unless:

- i) policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or
- ii) any adverse impacts of doing so would significantly outweigh the benefits, when assessed against the policies in this framework taken as a whole.

As the site is within the Cotswold AONB, a judgment must be made as to whether the proposal would protect the AONB, and whether any impacts provide a clear justification for refusing permission, before a judgment can be made as to whether the 'tilted balance' applies.

Benefits

The proposal would deliver a single market dwelling which would contribute towards the shortfall in housing supply albeit limited. Woodmancote is identified as a Service Village and the site is reasonably well-located to provide access to shops and services within the village and a little further away at Bishops Cleeve. The development would be sited to minimise the use of private motorised transport and make a modest contribution to the local economy during its construction and afterwards through the use of local shops and services by its occupants. It would therefore generally fulfil the social and economic roles forming two of the three dimensions of sustainable development as couched in the Framework.

Harms

The harm to the Cotswolds AONB would be limited due to the setting and existing development nearby.

Neutral

It is considered that the design of the proposal development responds to the site's constraints and the context of the site. There would be no undue impact in terms of design, residential amenity, heritage, archaeology, drainage, the local highway network subject to the approval of technical details.

Conclusion

The consideration of material planning issues on this application is finely balanced. However, it is considered that there would be limited harm to the AONB that would not, in this instance, provide a clear reason for refusal. Therefore, the tilted balance is engaged. Given the Council's current land supply shortfall, and in light of the above, it is considered that there would not be any adverse impacts that would significant or demonstrably outweigh the benefits of the scheme. The proposal is considered to represent sustainable development and the application is therefore recommended for Permit.

CONDITIONS:

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

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

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

- Location plan Drawing number 01 received 30 Apr 2020
- Block Plan Drawing number 02 Rev A received 6 th October 2020
- Section plan Drawing number 04 Rev A received 6 th October 2020
- Floor Plans Drawing number 05 Rev A received 6 th October 2020
- Front Elevations Plans Drawing number 06 Rev A received 6 th October 2020
- Rear Elevations Drawing number 08 Rev A received 6 th October 2020
- Side Elevations Drawing number 07 Rev A and 09 Rev A received 6 th October 2020
- Site layout Drawing number 03 Rev B received 19 th October 2020
-

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

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

3. Notwithstanding any indication of materials which have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before erection of development above damp course level. Thereafter, the development shall not be carried out other than in accordance with the approved details..

Reason: In the interest of quality design, visual amenity and character of the AONB.

4. The proposed exterior walling shall be constructed in strict accordance with details of coursing, jointing, texture relief and colour to be submitted to and approved in writing by the Local Planning Authority and such details to be demonstrated by the prior construction of a sample panel. The panel shall be retained on site until the completion of the walling. In addition the sample panel will contain edge detail and pointing.

Reason: In the interest of quality design, visual amenity and character of the AONB.

5. Prior to installation detailed drawings of the proposed windows and doors including elevations and sections, have been submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved drawings. Windows and external doors to be set back in reveals by a minimum of 75mm.

Reason: In the interest of quality design, visual amenity and character of the AONB.

6. The proposed ridge height shall be wholly in accordance with submitted section drawing ref 04 Rev A. The proposed site levels and finished floor levels hereby approved shall be implemented wholly in accordance with submitted floor plan drawing number 05 rev A.

Reason: To preserve and enhance the character and appearance of the AONB

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order) no extensions, gates, fences, walls, other means of enclosure or structures of any kind (other than any hereby permitted) shall be erected or constructed on this site.

Reason: To preserve and enhance the character and appearance of the Cotswold Area of Natural Beauty.

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies.

9 Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan 02 Rev A with any gates situated at least 5.0m 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 driveway within at least 5.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.

Reason :In the interest of highway and pedestrian safety

10. The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted site plan drawing number 03 Rev B and those facilities shall be maintained available for those purposes thereafter.

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

11 Development shall not begin until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 54 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.5 metres from the edge of the carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of the land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

12The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted drawing number 05 Rev A and those facilities shall be maintained for the duration of the development.

Reason: To ensure the provision and availability of adequate cycle parking

13 The development hereby permitted shall not be occupied until the proposed dwelling has been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable travel and healthy communities

14 Notwithstanding the submitted plans, prior to erection of wall above DCP level details of hard and soft landscaping including, boundary treatments shall be submitted to and approved by the Local Planning Authority. The existing high boundary fence fronting Bushcombe Lane to be removed prior to the installation of the approved hard boundary treatment or within 6 months of the date of this permission.

The details shall include indications of all existing trees (including spread and species) and hedgerows on the land, details of trees to be removed and those to be retained together with measures for their protection during the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity.

15 All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity.

16. No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, and/or a programme of historic building recording, and interpretation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

No development shall take place other than in accordance with the Written Scheme of Investigation. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To protect, conserve and enhance the significance of heritage assets

INFORMATIVES:

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