

Agenda 5
Planning Committee

ADDITIONAL REPRESENTATIONS SHEET

Date: 20 April 2021

The following is a list of the additional representations received since the Planning Committee Agenda was published and includes background papers received up to and including the Monday before the meeting. A general indication of the content is given but it may be necessary to elaborate at the meeting.

Item No	
5a	<p data-bbox="284 678 456 707">21/00079/APP</p> <p data-bbox="284 741 783 770">Land At , Tewkesbury Road, Twigworth</p> <p data-bbox="284 804 408 833"><u>Highways</u></p> <p data-bbox="284 866 1358 1048">A consultation response has now been received from the Highways Officer in respect of the latest revisions to the scheme. In summary the revisions reduced the road width, addressed visibility splays, refuse vehicle tracking and parking arrangements. It is advised that the street layout now reflects that of an 'informal street' with addition green infrastructure. Visual features are added to alter the appearance at the junction and central to the site, these alongside the bend would help to maintain a low design speed.</p> <p data-bbox="284 1081 1353 1263">In terms of parking, a parking strategy has been provided, which demonstrate that 266 off-road allocated parking spaces would be provided for the 147 dwellings (approximately 180%). If the 50 garage spaces are included, this rises to 215%. In addition, 8 designated visitor spaces are provided at various locations throughout the site. If these spaces are also included, a total of 324 parking spaces would be provided throughout the site (approximately 220%).</p> <p data-bbox="284 1296 1342 1503">The Highways Authority point out that Manual for Gloucestershire Streets indicates that 3 external spaces should be provided for 4+ bedroom homes. However, this is a generalisation across the administrative boundary of Tewkesbury. The applicant has predominantly provided 2 external spaces and garages for the 4-bedroom units, although the Highways Authority do not normally accept garages as parking spaces. The applicant has also provided additional information relating to average car ownership data from new developments which have similar travel options within Gloucestershire.</p> <p data-bbox="284 1536 1362 1870">The Highway Authority has carefully considered the data and what the risk of displacement might be, and discussions have taken place as to what measures could be included to minimise any risk. Firstly, it is proposed that garages would be equipped with an electric vehicle charging point, which exceeds the requirements of the outline permission and would encourage garages to be used for that purpose. Secondly, parking restrictions would be promoted with a best endeavors agreement to implement them at the internal junction where there is a greater quantity of 4-bedroom units. The Highways Authority considered that the data shows that there is a low risk of displacement overall and that these mitigating tools are sufficient to ensure that there would not be a severe impact on capacity or unacceptable impact on safety to warrant a recommendation of refusal for this reason in this instance.</p> <p data-bbox="284 1904 1362 2056">In terms of the existing Public Right of Way (PROW) that crosses the site, the plans show that this would be diverted through the development and connect to Brook Lane to the south east corner of the site. This accords with what is shown in the SWMD. That diversion would require separate consent. The Highways Authority advise that the PROW should not be obstructed until the diversion has been formally approved.</p>

	<p>Considering the above, the Highways Authority concludes that there would not be an unacceptable impact on highway safety or a severe impact on congestion. The proposal is therefore considered to be acceptable in this regard.</p> <p><u>Ecology</u></p> <p>As set out in the Committee report, the submitted plans did not show a rough grass margin adjacent to the existing hedgerow along the boundary with the residential park home site, as required by the approved LEMP. Revised landscape plans have since been submitted that now show the provision of a rough grass margin along the retained hedgerow. This is now considered to be acceptable.</p> <p><u>Street Trees</u></p> <p>At this stage, the species of the proposed street trees has not been agreed. However, it is considered this could be dealt with by way of a planning condition. In any event, the Highways Authority have requested details of any root protection systems for the street trees, which can be included in the same condition.</p> <p><u>Conclusion</u></p> <p>In light of the above, it is considered that the proposed development would result in an acceptable access, layout, scale, appearance, and landscaping. The scheme advanced would be in accordance with the outline consent and the SWMD approved under that consent. The application is therefore recommended for Approval subject to the following additional conditions:</p> <p>1. The development hereby approved shall be implemented in accordance with the plans and documents listed on the Drawing/Reports Register January 2021 Rev A, with the exception of drawing numbers WE110-SL-020 (Materials Layout) and WE110-EN-090 (PROW Diversion).</p> <p>Reason: To define the terms of the permission.</p> <p>6. Prior to the implementation of the approved landscaping, details of the street tree species including root protections systems shall be submitted to and approved in writing by the Local Planning Authority. The street trees shall be maintained until a time that they are dedicated as a Publicly Maintained Highway.</p> <p>Reason: To ensure that a suitable species is provided which does not adversely impact on highway users.</p>
5d	<p>21/00285/FUL</p> <p>Land At, Wainlode Lane, Norton, Gloucester, Gloucestershire,</p> <p>Additional neighbour representations have been received since writing the report.</p> <p>An additional objection to the play area which is summarized as follows:</p> <ul style="list-style-type: none"> - principle for the play area of the village is supported but not this location should be sited in the playing field nearer to the MUGA. - Noise and disturbance to adjacent properties. - We have the right to peace and quiet in our own homes. <p>A total of two letters of objection have been received.</p>

	<p>A further three letters of support have been received a total of 38 in support (in summary):</p> <ul style="list-style-type: none"> - Under application 16/01172/FUL, this piece of land was accepted by the Local Planning Authority (LPA) as part of S106 agreement, to be used by the Local Authority (LA) for school expansion. - To reduce the pressure on available space, placed onto the school by the new developments, an agreement was drawn up between the LA and the Parish Council to allow the school to use part of the village hall carpark in exchange for the community to use this piece of land for construction of a play area. - Due to restrictions on the use that can be made of this piece of land, it has no other benefit to the school or to the wider community and become unmanaged eyesore. - Already background noise levels from the use of playing field. - Other sites were considered for the play area prior to the selection of proposed location. - Retractable netting is a good compromise for the use of the long established rugby pitch and the recent residential development. <p>The additional representations are attached in full.</p>
5i	<p>20/01074/FUL</p> <p>Bell House Farm, Old Road, Maisemore, Gloucester, Gloucestershire, GL2 8HT</p> <p>The Committee report states that the application is recommended for Delegated Permit subject to the completion of a Deed of Variation to ensure that the provisions of the original S106 Agreement are carried forward.</p> <p>That Deed of Variation has now been completed and therefore the recommendation has been changed to Permit.</p>
5m	<p>20/01182/FUL</p> <p>4 Cranford Close, Woodmancote, Cheltenham, Gloucestershire, GL52 9QA</p> <p>Letter of objection received – attached in full.</p>

Comments for Planning Application 21/00285/FUL

Application Summary

Application Number: 21/00285/FUL

Address: Land At Wainlode Lane Norton Gloucester Gloucestershire

Proposal: Change of use of land to play area and the installation of retractable stop ball netting with 8m high posts to the existing Rugby pitch.

Case Officer: Dawn Lloyd

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Members of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the change of use of land to a play area. I have lived in the village for ten years, so I know the area well and used to live by the school, so I'm used to the children. However, when I moved in to a [REDACTED] I was told that piece of land will never be used because of the gas mains and this was a major selling point for me and one of the reasons why I moved here. The builders told us this, so to find out you potentially will have loads of screaming children in front of your home is distressing. We do need a play area in the village and I totally support the concept, but it is right on top of us. Reading other comments, there appears to be almost a "well you deserve it for living in the new builds" attitude and that somehow it is our fault the houses were built. We have just as much right to our opinions those who have lived here for over ten years. We are a community and if some people are distressed then it should be addressed, no matter how long they have lived here. No one owns the village, we all reside here equally. There are other options for a play area to go in the playing field near the MUGA, where all the children could play in one place.

We have the right to peace and quiet in our own homes.

Comments for Planning Application 21/00285/FUL

Application Summary

Application Number: 21/00285/FUL

Address: Land At Wainlode Lane Norton Gloucester Gloucestershire

Proposal: Change of use of land to play area and the installation of retractable stop ball netting with 8m high posts to the existing Rugby pitch.

Case Officer: Dawn Lloyd

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Members of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: With reference to the above application.

The play area - change of use.

Under application 16/01172/FUL, this piece of land was accepted by the Local Planning Authority (LPA) as part of S106 agreement, to be used by the Local Authority (LA) for school expansion. The concerns of the parish as to its suitability for this purpose was expressed and recorded at the time.

To reduce the pressure on available space, placed onto the school by the new developments, an agreement was drawn up between the LA and the Parish Council to allow the school to use part of the village hall carpark in exchange for the community to use this piece of land for construction of a play area. The LA were happy that the agreement met the S106 requirements with the effect that now the parish has `agreed management rights` over this piece of land that brings it in scope of the Town and Country Planning (General Permitted Development) (England) Order 2015 part 12.

In addition to the play area the ground will be used to provide a learning and recreational area that will encourage creative expression and support the mental wellbeing of pupils, at the village school. The work will be carried out by the community at no cost to the school.

Due to restrictions on the use that can be made of this piece of land, it has no other benefit to the school or to the wider community. It would become unmanaged eyesore at the entrance to Wainlode Lane and a breeding ground for pernicious weeds.

The objector's comment published, complains of hearing the noise of children playing, I have to ask the question why buy a house next to the school playing field, within hearing distance of a school yard and bordering the village rugby pitch? I assume these are the neighbours who have complained in the past about the noise produced by rugby games, training sessions and children exercising on their own playing field.

I would suggest that the play area will produce less noise, as there won't be the excitement generated by the `release` from class and certainly less that that generated by rugby players during games and training sessions but also by the children playing on the school playing field. Within the play area, children will be accompanied by parents, grandparents and other carers thus providing a safe play space and also a community focus for these carers.

The published responses the LPA has received in relation to this application shows the need for a play area in the parish and when completed, will be the only safe play space available to the communities along the A38 from Tewkesbury to Gloucester. In the original planning exercise for a play area several sites were looked at including a linear development along the hedge line of the playing field. This was rejected as being too close to the rugby pitch and the school's football pitch. This was the reason why this present site was selected and the land swap arranged with the school, through the LA.

The sound of children playing is the beating heart of a village; the soul of the community, without it what do we have?

Rugby pitch netting.

Norton Rugby Football Club is celebrating its 21st anniversary in May of this year. As soon as the newly built houses became occupied complaints were received regarding noise and of course balls hitting the houses and entering gardens. Expensive match balls disappeared at considerable cost to the club.

Several options were looked at including closing down the club.

Using retractable netting is a good compromise that will replace the temporary netting constructed prior to each game.

It is pleasing that the comments presented under the ` Objection Comment` is now in favour of the netting and seems to support the rugby club, regardless of the noise generated by the players and supporters.

[REDACTED]

From: [REDACTED]
Sent: 03 April 2021 19:18
To: Development Applications
Subject: 21/00285/FUL

Categories: Representation

CAUTION: EXTERNAL EMAIL

Dear Dawn.

In respect of the planning application 21/00285/FUL, I'm fully supportive [REDACTED] to have a dedicated play space for the children will be wonderful and much needed.

Many thanks
[REDACTED]

This e-mail is intended for the addressee only. It may contain information that is confidential, copyright material and/or subject to legal privilege.

If you are not the intended addressee this e-mail has been sent to you in error and you must not copy, distribute or use it in any way whatsoever. Please inform the sender of the error immediately.

The content of this email and any related emails do not constitute a legally binding agreement and we do not accept service of court proceedings or any other formal notices by email unless specifically agreed by us in writing.

This e-mail is believed to be free of viruses but it is your responsibility to carry out all necessary checks and the Council does not accept any liability in connection therewith.

From: [REDACTED]
To: [REDACTED]
Subject: FW: Comments for Planning Application 21/00285/FUL
Date: 19 April 2021 12:26:10

One more to be attached

Dawn

From: developmentapplications@tewkesbury.gov.uk <developmentapplications@tewkesbury.gov.uk>
Sent: 18 April 2021 03:24
To: Dawn Lloyd <Dawn.Lloyd@tewkesbury.gov.uk>
Subject: Comments for Planning Application 21/00285/FUL

CAUTION: EXTERNAL EMAIL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 18/04/2021 3:24 AM from Mrs Tansy Goodman.

Application Summary

Address:	Land At Wainlode Lane Norton Gloucester Gloucestershire
Proposal:	Change of use of land to play area and the installation of retractable stop ball netting with 8m high posts to the existing Rugby pitch.
Case Officer:	Dawn Lloyd

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Deerhurst House, Deerhurst Road, Deerhurst Gloucester, Gloucestershire GL19 4BX

Comments Details

Commenter Type:	Members of the Public
Stance:	Customer made comments in support of the Planning Application

Reasons for comment:

Comments: [REDACTED] I'm very much in favour of this application. Norton needs a play space and careful consideration has been made as to its location and design to ensure that it is in keeping with the rural environment. The number of families for whom this will seriously improve their quality of life cannot be underestimated.

We are limited with regards to things for young children to do in Norton and the surrounding villages and a play space will not only provide entertainment for local children (not just those from Norton but other nearby villages and isolated farms) but also offer an opportunity for parents and grandparents to meet and form support networks which can be otherwise hard in the rural community, particularly in current times.

Please also consider the environmental and health benefits which will result from the fact that many local families would be able to walk to the play facilities from Norton and the A38. The current alternative is to drive to existing facilities in

Apperley or Longlevans. This is neither good for the environment or the health of the individuals involved who would be better off getting exercise on the way and way back from the play space.

I am also in favour of the aspect of this application relating to the rugby club. The club was well established before the nearby housing was even considered. The retractable netting seems a sensible solution given the objections of nearby residents who were well aware that they were investing in property next to a school playing field and community asset.

Kind regards

This e-mail is intended for the addressee only. It may contain information that is confidential, copyright material and/or subject to legal privilege.

If you are not the intended addressee this e-mail has been sent to you in error and you must not copy, distribute or use it in any way whatsoever. Please inform the sender of the error immediately.

The content of this email and any related emails do not constitute a legally binding agreement and we do not accept service of court proceedings or any other formal notices by email unless specifically agreed by us in writing.

This e-mail is believed to be free of viruses but it is your responsibility to carry out all necessary checks and the Council does not accept any liability in connection therewith.

This e-mail is intended for the addressee only. It may contain information that is confidential, copyright material and/or subject to legal privilege.

If you are not the intended addressee this e-mail has been sent to you in error and you must not copy, distribute or use it in any way whatsoever. Please inform the sender of the error immediately.

The content of this email and any related emails do not constitute a legally binding agreement and we do not accept service of court proceedings or any other formal notices by email unless specifically agreed by us in writing.

This e-mail is believed to be free of viruses but it is your responsibility to carry out all necessary checks and the Council does not accept any liability in connection therewith.

Item 5m – letter of objection

Neighbour Objection to current proposal

Impact Analysis

Reference 20/01182/FUL
Erection of a single storey rear extension at
4 Cranford Close Woodmancote Cheltenham Gloucestershire GL52 9QA

Document Reference: IW2021- version 1.1
Provided by: [REDACTED]

Impact Analysis - Statement for consideration

The purpose of this document is to demonstrate the harmful impact and counter effects of allowing the planning application proposal 20/01182/FUL and the impact it would have on both myself and my family members who reside at the neighbouring property [REDACTED].

The proposed extension by the owner of 4 Cranford close in my view would have a large impact on our residential amenities by causing natural light deprivation to our patio and garden area (fig.3 Patio location) caused by overshadowing and would in turn create an oppressive and overbearing environment.

On reviewing the proposed new extension the top of the roof and facing side wall would be over a 1.17 to 1.32 metres (Measurement taken from Idox measuring tool / Planning portal) higher than the current fence (6ft) (please see fig 2) that is currently there and I feel this would be over bearing and cause shadowing of the patio area and would diminish the light in the garden area by a quarter.

I have taken the measurements from the Idox system and have superimposed what the proposed extension would look like from a photograph I took to understand how it would sit so close to the boundary as I felt the 3d CAD (Computer Aided Design) Modelling document submitted by the proposer does not really demonstrate the impact and aesthetics nor how the new building would sit in the natural environment (Fig 2).

Taking into consideration the sun track through the different seasons (Fig 3.) demonstrates the sun light that would be lost through the year due to over shadowing.

Cranford Close was built on a staggered downward slope from the top of the close thus causing our height difference between my property and that of my neighbour (proposer) which by measuring the difference in height of both properties dpc (internal floor height) when measuring at ground level in my garden to the Damp proof course (DPC) of No. 4 (please see below fig 1.0) the difference is in excess of 790mm.



Fig 1.0 Side wall of existing side extension @ No. 4 Cranford Close which abuts our garden



DPC No. 4 Cranford Close
Difference of 790cm higher

I would kindly request that the facts I have presented in this document are considered in the outcome of the planning departments decision.

Although our conservatory cannot be accepted as a habitable room, however it is used constantly throughout the year due to the extent of my family and their needs. The loss of light caused by the over shadowing would make this used space oppressive.

Fig. 2 Impact Analysis - Seasonal Sun Track

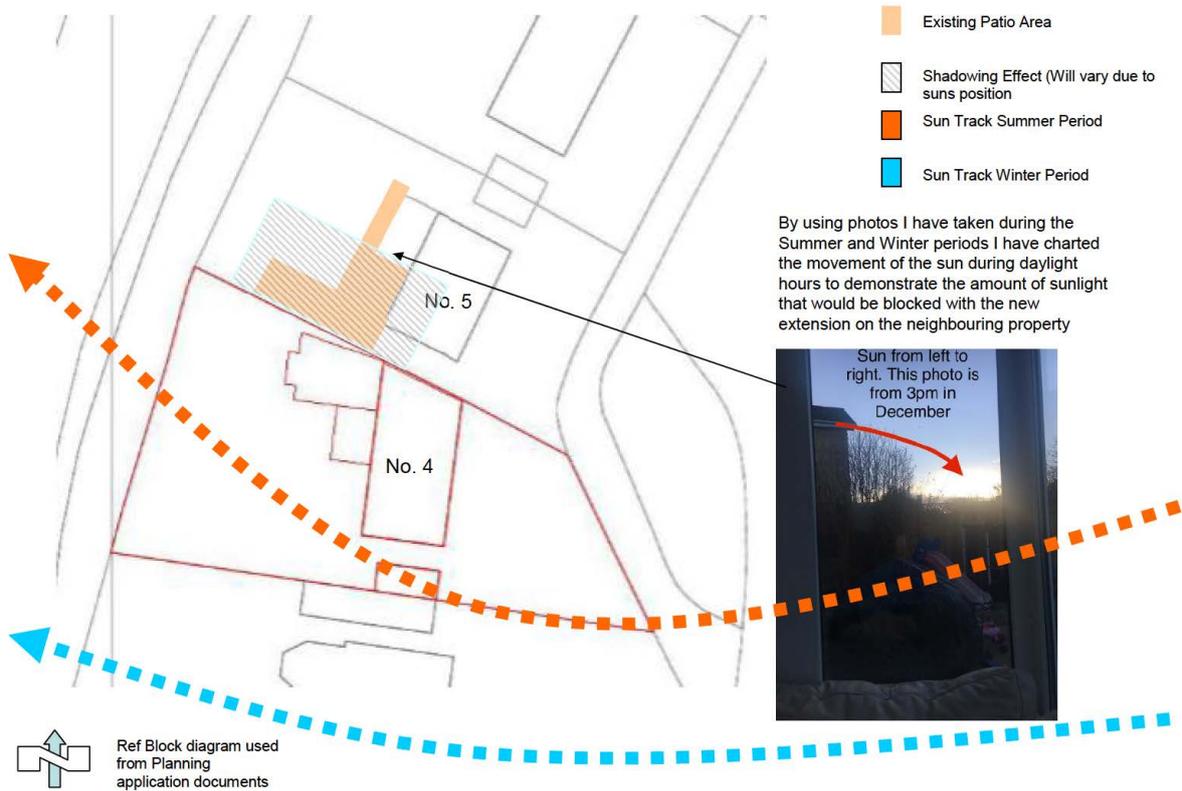
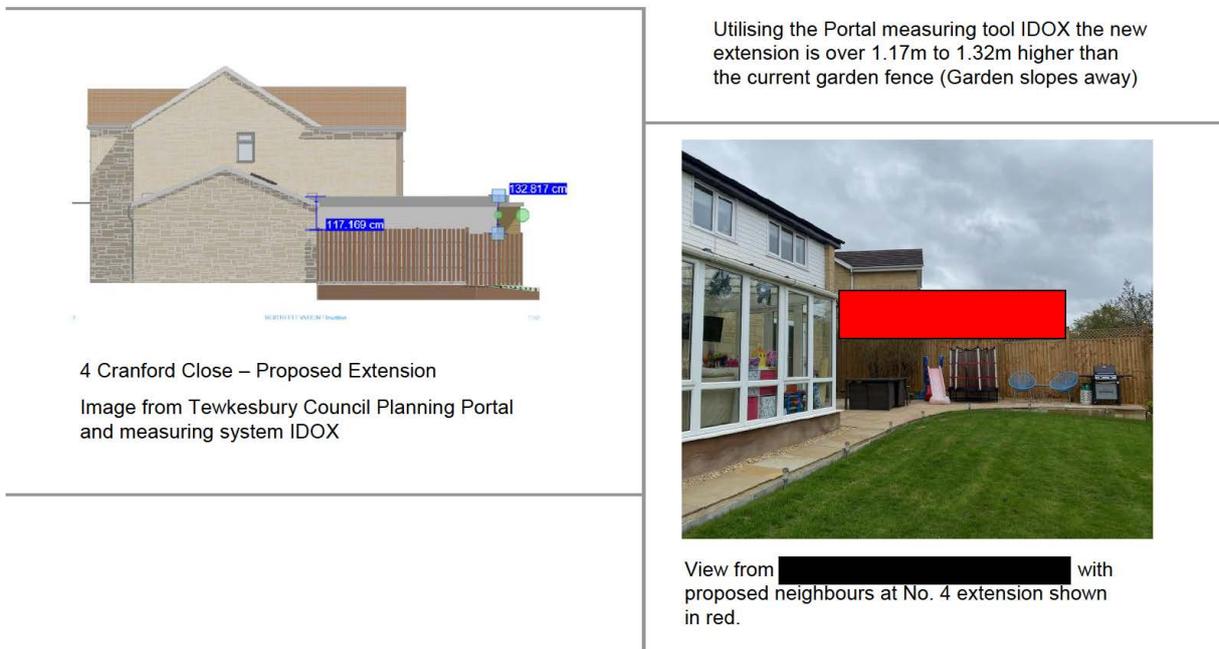


Fig 3. Impact Analysis - Impression Imagery





Document / Information References

Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight', A guide to good practice, Second Edition - BRE 209

Tewkesbury Council Planning Portal

IDOX (tm)– Online Measuring system

Site Layout *Planning for Daylight* and Sunlight: A *Guide* to Good Practice 2 by Paul Littlefair