

ADDITIONAL REPRESENTATIONS SHEET

Date: 22 June 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="282 674 472 703">20/00608/FUL</p> <p data-bbox="282 741 1099 770">Land North Of Perrybrook, Shurdington Road, Brockworth</p> <p data-bbox="282 804 485 833">Officer Update</p> <p data-bbox="282 871 600 900"><u>Developer Contributions</u></p> <p data-bbox="282 938 1353 1301">Since the February Committee, discussions continued in respect to whether a contribution of £18,959 towards a Travel Plan, which includes the Bond and Monitoring Fee, would be necessary to make the development acceptable in planning terms. One of the policy requirements of the Strategic Allocations Policy (SA1) of the Joint Core Strategy (JCS) sets out that the development of Strategic Allocations must encourage the use of walking, cycling and the use of public transport. Given that the application site forms part of the Strategic Allocation at North Brockworth, officers consider the contribution would be necessary to make the development acceptable and would meet the prescribed tests set out in Paragraph 56 of the NPPF and Regulation 122(2) of the Community Infrastructure Levy Regulations.</p> <p data-bbox="282 1339 1353 1671">In terms of a contribution towards education provision, it was previously reported that a contribution of £503,587 towards early years and primary education was required in order to mitigate the impact of the development. Following the recent Coombe Hill Appeal Decision, in which the Planning Inspector examined how Gloucestershire County Council (in its capacity as Local Education Authority) addressed its education infrastructure needs, Gloucestershire County Council has reviewed the application and advised that, when taking into consideration all schools in the Primary Planning Area - including schools that are not as easily accessible in terms of walking from the site - there is sufficient capacity in the area and, as such, a contribution towards education provision is no longer sought.</p> <p data-bbox="282 1709 651 1738">Revised Recommendation</p> <p data-bbox="282 1776 1222 1839">Given the required developer contributions have now been finalised, the recommendation has been revised to the following:</p> <p data-bbox="282 1877 1353 2002">The authority be DELEGATED to the Development Manager to PERMIT the application, subject to the addition to/amendment of planning conditions, as appropriate, and the completion of an agreement to secure the following heads of terms:</p>

	<ul style="list-style-type: none"> - £9,212 towards library resources; - £18,959 towards a Travel Plan, Bond and Monitoring Fee; - £49,217 towards improvements to Henley Bank Sports Centre; - £73 per dwelling towards Waste and Recycling equipment; - 17 on-site affordable housing units; - Provision of an on-site LAP.
5b	<p>20/00553/FUL</p> <p>Starvealls Cottage, Corndean Lane, Winchcombe</p> <p>Change in officer recommendation</p> <p>Due to the revised bat survey being submitted on the 21.06.2021 the Council's Ecological Advisor has not had opportunity to assess the outcomes. It is therefore recommended that authority be DELEGATED to the Development Manager to PERMIT the application, subject to comments from the Ecologist.</p> <p>Additional supporting information received from the agent:</p> <p>The agent circulated an email to all Members on the 21.06.2021 providing additional supporting information (attached in full).</p> <p>Notwithstanding the additional email it is considered that the points raised have been covered in the Officer's report and the recommendation remains as a delegated permit.</p>
5i	<p>21/00341/AGR</p> <p>Land Adjacent To, Stump Lane, Hucclecote</p> <p>There is an error in point 1.4 of the Officer's report - the proposed building is a new additional building on the site and not a replacement building.</p>
5j	<p>21/00081/FUL</p> <p>Land To West Of Stump Lane, Hucclecote</p> <p>Additional consultation has been undertaken on the amended plans and no further comments have been received from consultees and the public.</p>

51

21/00274/FUL

Badgerbank, Bushcombe Lane, Woodmancote

Additional comment from the applicant

An additional representation has been submitted by the applicant in response to the Parish Council's comments. The comments are repeated in full:

"I am aware that the garage amendment is shortly coming before the Planning Committee, have re-read the Parish Council objection and I would like to address the points they have raised in the event that the Planning Committee want to know my reasoning for the enlargement.

As raised in the planning statement, I believe this will be a much more attractive building which, with a natural dry stone facing wall, is much more in keeping with the new house. Regarding the impact on the AONB, of which I am a passionate enthusiast, the location of the building, buried back in the bank, behind the barn and well behind the sightline, will be virtually invisible to anyone apart from myself.

Contrary to the PC's view about the site not being sustainable, the house I am building will, in fact, be virtually self sustaining. Located, as it is, close to a regular bus service which, prior to Covid, I was a frequent user of and walked up and down the lane to access it rather than driving.

A larger roof area will facilitate the inclusion of a larger solar panel array which will give me the opportunity to make the house even more sustainable.

Regarding the principal objection from the PC about the need for the enlarged space. I have a small collection of historic vehicles which I would like to keep in a safe and dry enclosed area rather than the original thoughts of keeping them in the open fronted garages. That is why there now only 3 open fronted garages instead of the already approved 5.

There will not be any additional traffic as I already own these vehicles and they certainly would not block the lane, as indicated in the photograph submitted by the PC of a large lorry blocking the lane. By their very nature of being historic, they are small.

I have absolutely no intention of creating this garage space with a view to a later conversion to residential and I'm rather disappointed that the PC should suggest this. I would have welcomed a visit to the site by the PC, together with a dialogue about my plans, before the PC submitted their objection which, once again, is the only objection.

I'm simply an historic vehicle enthusiast wanting the space to pursue my interest in my retirement."

Item No. 5b - 20/00553/FUL Starvealls Cottage, Corndean Lane, Winchcombe

Dear Councillor,

You will be aware that an application to replace the existing dwelling, Starvealls Cottage, near Winchcombe is on the agenda for your determination at Planning Committee next week. SF Planning are the applicant's agent.

We have reviewed your officer's report and note that existing and proposed floor plans have been included as well as the elevations showing the permitted development extensions that have already commenced on site. However, we feel the images within the architect's Design & Access Statement are really helpful to show not only the quality of the proposed replacement but also, importantly, how this represents a vast improvement over the commenced scheme. We have therefore included some of these below to assist in your deliberations.

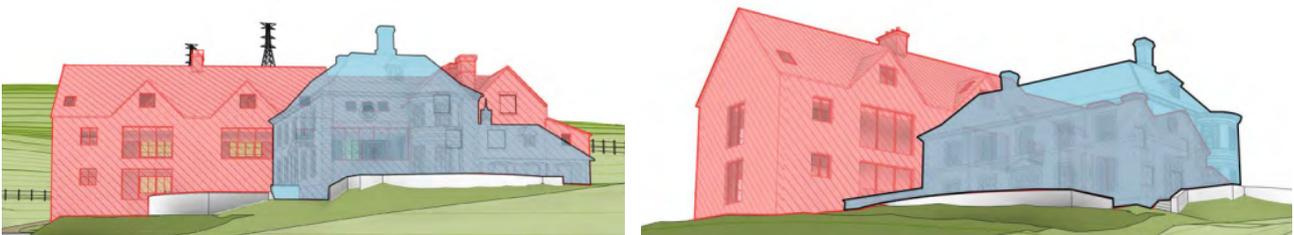
This is a photograph of the existing dwelling:



These 2 CGIs show the permitted development scheme that has commenced on site:



These 2 CGIs show the permitted development scheme in red and the proposed scheme in blue:



And the following is a comparison of the south elevation:



The proposed:



You will see from your officer's report that the only outstanding concern in relation to the proposal is from Winchcombe Town Council. However, this centres on the precedent that could be set rather than objecting to the new dwelling *per se*. Due to the unique set of circumstances at play here, extensions of the size and scale that can be completed at Starvealls cannot be replicated at another site within the AONB due to changes in legislation and therefore you can be assured that approving this application will not set a precedent. We propose to attend your meeting tomorrow to explain this point in a bit more detail.

With kind regards,
SF Planning Ltd



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