

ADDITIONAL REPRESENTATIONS SHEET

Date: 21 September 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.

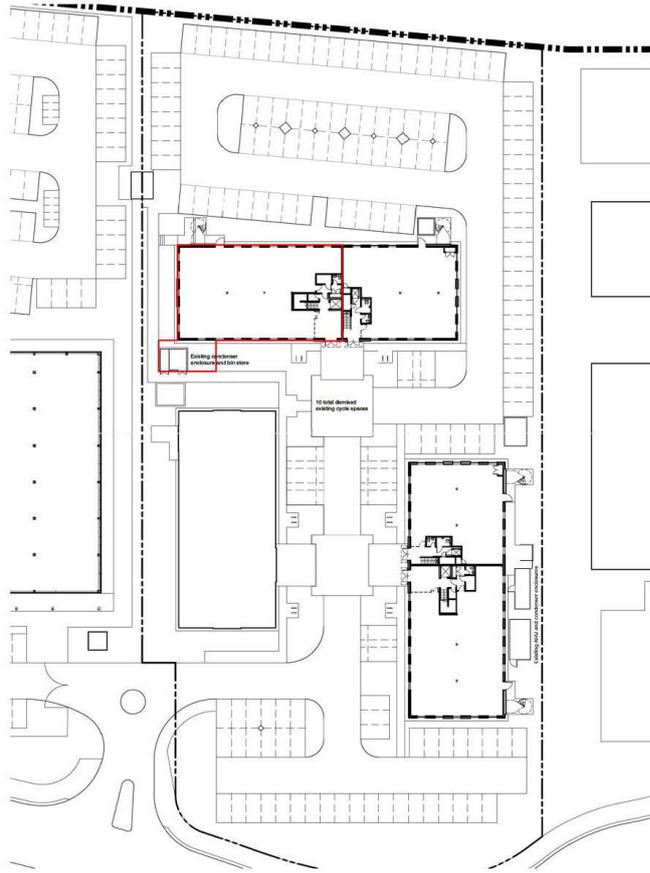
Item No	
5a	<p data-bbox="284 667 475 696">21/00398/FUL</p> <p data-bbox="284 730 895 763">Land South Of Wheatpieces, Walton Cardiff</p> <p data-bbox="284 797 1286 898">Three further letters of representation have been received and are summarised below and reiterate observations raised by other residents which are set out in the Committee report:</p> <ul data-bbox="284 931 1233 1290" style="list-style-type: none">- Out of keeping with the estate- Should be on a business park- No other commercial buildings- Influx of vehicles would conflict with resident's vehicles and pedestrians- Road cannot cope- Extra noise <p data-bbox="284 1323 1326 1424">The outstanding ecological matters have been resolved and the Council's Ecological Adviser is satisfied with the proposal subject to the conditions set out below.</p> <p data-bbox="284 1458 1350 1559">The recommendation remains to permit, subject to the completion of a legal agreement, the conditions set out in the Committee report and additional conditions set out below:</p> <p data-bbox="284 1592 1353 1827">19. Prior to undertaking any site clearance a Landscape and Ecological Management Plan (LEMP) shall be submitted to the Local Planning Authority. The LEMP should expand on the Ecology report recommendations for site wide ecological enhancements which shall also include details of timescales for implementation, persons responsible for managing and monitoring the site. These works shall be completed in accordance with the approved details prior to the first use of the development.</p> <p data-bbox="284 1861 903 1895">Reason: To ensure adequate wildlife protection</p> <p data-bbox="284 1928 1337 2051">20. Prior to undertaking any site clearance a pre-commencement check for signs of badger activity shall be undertaken by a suitably qualified ecologist. If a sett is present and disturbance is likely, appropriate mitigation details will need to be submitted to and approved in writing by the Local planning Authority. Any</p>

	<p>necessary works shall be undertaken in accordance with the approved details.</p> <p>Reason: To ensure adequate wildlife protection.</p> <p>21. No part of the development shall be occupied until an external lighting scheme has been submitted to and approved by the Local Planning Authority detailing location and specification of the lighting supported by contouring plans demonstrating any light spill into adjacent habitats. The external lighting shall be installed and thereafter maintained in accordance with the approved details.</p> <p>Reason: To reduce light pollution and ensure adequate wildlife protection.</p> <p>22. The development shall be carried out in accordance with the ecological mitigation measures detailed within Ecological Assessment (Ecology Solutions, February 2021), eDNA survey (Ecology Solutions, May 2021) and Reasonable Avoidance Measures (Ecology Solutions, September 2021).</p> <p>Reason: To ensure adequate wildlife protection.</p>
<p>5c</p>	<p>21/00594/FUL</p> <p>Unit 1412, Charlton Court, Gloucester Business Park, Brockworth</p> <p>The plans in the Committee report are incorrect. They should be as attached.</p>
<p>5e</p>	<p>21/00411/FUL</p> <p>Land West Of Manor Cottage, Walton Hill, Deerhurst</p> <p>The rewording of the condition relating to ecological enhancements proposed at the request of the Agent from correspondence received via email dated 15 September 2021 to the Planning Case Officer.</p> <p>Condition 7 as proposed:</p> <p>"Prior to the commencement of the development, a plan detailing the location and specification of the ecological enhancements including but not limited to hedgerow enhancements, new native planting, bat and bird boxes recommended in the Ecological Impact Assessment (Swift Ecology, January 2021) and Updated survey (Swift Ecology, June 2021) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.</p> <p>Reason: To provide adequate biodiversity enhancements and ensure the protection of habitats."</p> <p>At the request of the Agent, the following re-wording is sought:</p> <p>"Within 3 months of the commencement of development, a plan detailing the location and specification of the ecological enhancements including but not limited to hedgerow enhancements, new native planting, bat and bird boxes recommended in the Ecological Impact Assessment (Swift Ecology, January 2021) and Updated survey (Swift Ecology, June 2021) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.</p>

	<p>Reason: To provide adequate biodiversity enhancements and ensure the protection of habitats."</p> <p>All other mitigation and compensation measures from table 5.1 of the Ecological Impact Assessment, Swift Ecology dated January 2021 are covered by the detailing within Condition 5.</p>
<p>5f</p>	<p>21/00412/FUL</p> <p>Land West Of Manor Cottage, Walton Hill</p> <p>The rewording of the condition relating to ecological enhancements proposed at the request of the Agent from correspondence received via email dated 15 September 2021 to the Planning Case Officer.</p> <p>Condition 7 as proposed:</p> <p>"Prior to the commencement of the development, a plan detailing the location and specification of the ecological enhancements including but not limited to hedgerow enhancements, new native planting, bat and bird boxes recommended in the Ecological Impact Assessment (Swift Ecology, January 2021) and Updated survey (Swift Ecology, June 2021) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.</p> <p>Reason: To provide adequate biodiversity enhancements and ensure the protection of habitats."</p> <p>At the request of the Agent, the following re-wording is sought:</p> <p>"Within 3 months of the commencement of development, a plan detailing the location and specification of the ecological enhancements including but not limited to hedgerow enhancements, new native planting, bat and bird boxes recommended in the Ecological Impact Assessment (Swift Ecology, January 2021) and Updated survey (Swift Ecology, June 2021) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.</p> <p>Reason: To provide adequate biodiversity enhancements and ensure the protection of habitats."</p> <p>All other mitigation and compensation measures from table 5.1 of the Ecological Impact Assessment, Swift Ecology dated January 2021 are covered by the detailing within Condition 5.</p>
<p>5h</p>	<p>21/00277/FUL</p> <p>Tresco, Langley Road, Winchcombe</p> <p>Additional representation from a neighbour. See attached below.</p>

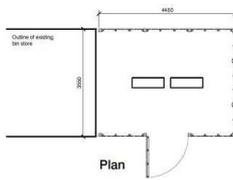
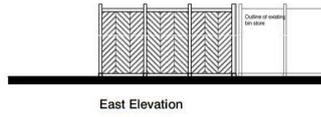
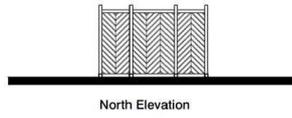
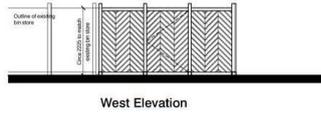
5i	<p>20/00089/FUL</p> <p>Phase 1B, East Site, Homelands, Gotherington Lane, Bishops Cleeve</p> <p>The Agent has informed the Case Officer on 15.09.2021 that they are unable to provide the revised plans to address the minor discrepancies prior to the Committee date. Therefore, the Officer recommendation has changed to DELEGATED PERMIT.</p>
5j	<p>20/00956/FUL</p> <p>25 Paynes Pitch, Churchdown</p> <p>Since the Planning Committee on 17 August 2021 a further 14 objections have been received (summarised):</p> <ul style="list-style-type: none"> • The access route to the site presents unacceptable dangers to local residents and passing pedestrians and Oldbury Orchard and Dunstan Glen are narrow roads which are suitable for light residential traffic. • The limited on-road parking opportunities already create informal, blind chicanes that present hazards to pedestrians and cyclists from the passage of moderate size vehicles, let alone lorries used for demolition/delivery/construction purposes. • There is no room for turning large lorries so they will have to be reversed back out of the surrounding roads. • If lorries park up behind each other it will prevent emergency vehicles having access, especially fire service. • The drives of the existing houses are also very close to each other so any lorry parking will block normal access for the residents in at least ten houses. • Dunstan Glen is a narrow cul-de-sac with no pavement and the site access/egress is well used by pedestrians and the construction access arrangement would pose a health and safety risk for pedestrians and cyclists including children and elderly residents. • The Construction Management Plan is inadequate and may not be complied with. • The construction vehicles will give rise to congestion. • No amount of signage, traffic management or banksmen could make the use of the roads by HGV's, of a sufficiently low risk to meet Tewkesbury Borough Council's public duty of care. • Vehicle access from Dunstan Glen will impact on the retained TPO trees and ecology including hedgehogs. • The site would sacrifice an excessive area of permeable ground and render adjacent properties in Paynes Pitch vulnerable to flooding.

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| | <ul style="list-style-type: none">• The road surface in Paynes Pitch already becomes a fast flowing river during heavy rain with storm drains completely overwhelmed. The proposal will exacerbate this issue.• The over-development of site consequentially means that there is inadequate space for green infrastructure and drainage control mechanisms to mitigate the risk of flooding.• The design is an over-development of the site and properties would have an appearance at total variance in appearance and quality with adjacent properties in Dunstan Glen, Paynes Pitch, and Oldbury Orchard.• The primary use of monotone materials conflicts with the traditional red-brick or Cotswold stone appearance of the immediate area.• The proposed parking provisions are inadequate in size and quantity for properties of this nature, exacerbated by the absence of adjacent on-street parking.• The property frontage presents no meaningful landscaping to soften the view and is dominated by car parking• The proposal extends beyond its legal boundaries.• Concerns about what procedures will be in place for the safe removal and disposal of buried asbestos and gas tanks. |
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0 2.5 5 10 20
 Scale 1:250
 PLANING APPROVAL

Project Name: Gloucester Business Park
 Project No: 20037
 Date: 22/02/21
 Scale: 1:250
 Drawing No: CAP
 Drawing Title: EXISTING SITE PLAN
 Client: CAP
 Date: 22/02/21
 Project No: 20037
 Drawing No: CAP
 Date: 22/02/21
 Project No: 20037-FSA-03-XX-DR-A-0211
 Page: P02



PLANING APPROVAL

Materials

- Stained timber posts and rails
 - Stained timber chevron panels
 - Painted steel base plates
- All colours and materials to match similar ancillary structures on Charlton Court

No. Revision Date Issued

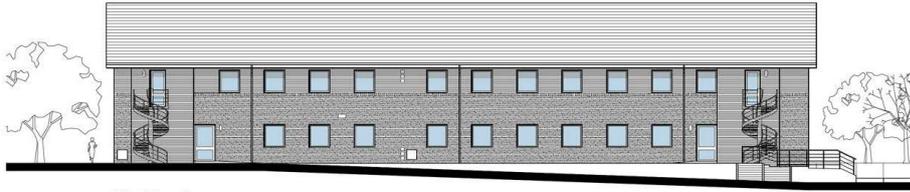
BUILDING 1412
GLOUCESTER BUSINESS PARK
CONDENSER COMPOUND

Arlington
FRANK
SHAW
ASSOCIATES
LIMITED
ARCHITECTS

Revision Number: 0001
Client: CAP
Date: 2003/07
Project Number: 1003321
Drawing Number: 2003/FSA-03-00-DR-A-0213

0 1 2 4 8
 Feet
 Scale: 1" = 10'

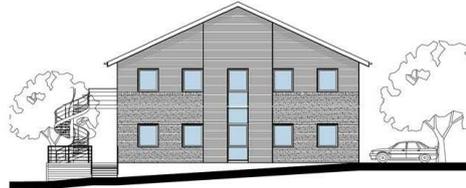
PLANNING APPROVAL



West Elevation



North Elevation



South Elevation



East Elevation

REV: ALL ELEVATIONS DRAWING CORRECTED TO REFLECT CAP
 No. Description Date
 BUILDING 1412
 GLOUCESTER BUSINESS PARK
 SHEET
 EXISTING ELEVATIONS

Arlington
 FRANK
 SHAW
 ASSOCIATES
 LIMITED
 ARCHITECTS

Project Name: Building 1412 Gloucester Business Park
 Location: 1000 Park Street, Gloucester, MA 01930
 Scale: 1" = 100' P1
 Date: 2007
 Project No.: 230321
 Sheet No.: 2007-FSA-03-EL-DR-A-210 P01



West Elevation



North Elevation



South Elevation



East Elevation



PLANING
APPROVAL

Notes

- Loure
- Loure (concealed by roof fascia)

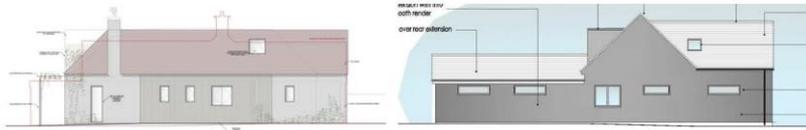
NO. 10/14/2021
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BUILDING 1412
 GLOUCESTER BUSINESS PARK
 PROPOSED ELEVATIONS

Arlington
 FRANK
 SHAW
 ASSOCIATES
 LIMITED
 ARCHITECTS

Project Name: Building 1412, Gloucester Business Park
 Date: 10/14/2021
 Scale: 1/8" = 1'-0"
 Job No: 20037
 Date: 23/10/21
 Project No: 20037-FSA-03-EL-ORA-2211
 Page: P03

CURRENT APPLICATION – The impact is from the increase in the eaves height **and the increased ridge height and enlargement of the gable facing The Birches thus impacting more significantly on light received by the first floor windows in The Birches.**



- **REPLACEMENT DWELLING** - 'The proposed building would be deeper than that of the building it is replacing, this would result in long side elevations that project towards the rear garden. Concerns were raised that these elevations may appear (when viewed from the side) as large areas of rendered mass. **The applicant has sought to address this by including areas of timber cladding to break this massing up.** This approach is considered acceptable'

CURRENT APPLICATION – The scheme would see a huge extent of wall within 1m of the boundary of The Birches with no relief.

The delegated report into the replacement dwelling also noted that the replacement dwelling would be some 17m in depth, 8 metres further from the rear conservatory of the Birches (11.5 from the rear elevation). The current application is 2m longer at 19m ie. 10m beyond the rear conservatory of The Birches (13.5m from the rear elevation). The proposed 19m depth of the building is nothing short of monstrous and completely at odds with anything in the surrounding area. The site plan below shows the scheme compared with surrounding dwellings. We struggle to see how this is acceptable under current local plan policies.



It is noted that Winchcombe Town Council did not raise objection to the replacement dwelling but have objected to the current scheme in both its original and revised forms as below:

22 March 2021

Winchcombe Town Council objects to this application, because it proposes an excessively large flat roofed extension creating a negative impact on the residents of neighbouring properties. Policies in the Winchcombe Neighbourhood Plan are designed to limit the upward extension of modest homes, to help ensure a supply of homes suitable for older and retired people. The extension proposed in this case, albeit mainly on the ground floor, would also have a similar effect in reducing the pool of relatively modest properties in the town.

6 August 2021

Objection still stands, it is still to greater an extension and not compatible with the Winchcombe and Sudeley Neighbourhood Plan. Policy 3.3 Bungalow development.

The revised NPPF states at paragraph 30 that 'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'

Policy 3.3 Bungalow Development of the Winchcombe and Sudeley Neighbourhood Plan seeks to resist the upward extension of dwellings. This policy should therefore take precedence over non-strategic plans in the local plan.

The planning case officer for the current application relies on the existing permission for a replacement dwelling and permitted development rights to justify the setting aside of Policy 3.3 of the Winchcombe and Sudeley Neighbourhood Plan and recommending approval of the current proposals. However, it is clear that in order to extend into the roof space in a meaningful way, the ridge height of the property needs to be increased. This would not be permissible under Permitted Development and would require permission in itself. Further, as has been demonstrated, the fall-back position i.e. the approved replacement dwelling is preferable in terms of the impact on The Birches. The replacement dwelling includes a hipped roof which sees the gable on the boundary with The Birches removed and is 2m less in length, again reducing the impact on The Birches.

In conclusion, we do not agree that the current proposal would have a lesser visual impact in terms of scale and design than the replacement dwelling granted permission in 2020. We consider that there would be significantly greater harm caused to The Birches. Winchcombe Town Council did not object to the replacement dwelling but have objected to the current scheme of extension. The resulting dwelling some 19m in depth goes wholly against development plan policies that seek to ensure that extensions are in keeping with and not out of proportion with the host dwelling.

We would be grateful if you would consider our comments and refuse the application as it stands. We are not against an extension provided it is respectful of Tresco and amenities currently enjoyed [REDACTED]

Yours sincerely

[REDACTED]