

TEWKESBURY BOROUGH COUNCIL

**Minutes of a Meeting of the Planning Committee held at the Council Offices,
Gloucester Road, Tewkesbury on Tuesday, 21 December 2021 commencing at
10:00 am**

Present:

Chair
Vice Chair

Councillor J H Evetts
Councillor R D East

and Councillors:

R A Bird, G F Blackwell, M A Gore, D J Harwood, M L Jordan, E J MacTiernan, J R Mason,
P W Ockelton, J K Smith, P E Smith, R J G Smith, P D Surman, M J Williams and P N Workman

also present:

Councillor K J Cromwell

PL.44 ANNOUNCEMENTS

- 44.1 The evacuation procedure, as noted on the Agenda, was advised to those present.
- 44.2 The Chair gave a brief outline of the procedure for Planning Committee meetings, including public speaking.

PL.45 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

- 45.1 Apologies for absence were received from Councillors A S Reece and R J E Vines. There were no substitutions for the meeting.

PL.46 DECLARATIONS OF INTEREST

- 46.1 The Committee's attention was drawn to the Tewkesbury Borough Council Code of Conduct which was adopted by the Council on 26 June 2012 and took effect from 1 July 2012.
- 46.2 The following declarations were made:

Councillor	Application No./Agenda Item	Nature of Interest (where disclosed)	Declared Action in respect of Disclosure
M A Gore	Agenda Item 5e – 21/01243/FUL – Land to the East of High Beeches, Snowshill.	Had spoken to the Chair of Snowshill Parish Meeting on the telephone in relation to the application but had not expressed an opinion.	Would speak and vote.

R J G Smith	Agenda Item 5h – 21/01020/FUL – Tewkesbury Cricket Club, Swilgate Ground, Gander Lane, Tewkesbury.	Had received correspondence in relation to the application but had not expressed an opinion.	Would speak and vote.
P D Surman	Agenda Item 5d – 21/01312/PIP – Land Adjacent Blenheim Way, Shurdington. Agenda Item 5g – 21/00582/FUL – 3 Greenway Close, Shurdington.	Is a Borough Councillor for the area. Is a Member of Shurdington Parish Council but does not participate in planning matters.	Would speak and vote.
P N Workman	Agenda Item 5h – 21/01020/FUL – Tewkesbury Cricket Club, Swilgate Ground, Gander Lane, Tewkesbury.	Had spoken to the applicant in relation to the application but had not expressed an opinion.	Would speak and vote.

46.3 There were no further declarations made on this occasion.

PL.47 MINUTES

47.1 The Minutes of the meeting of the Planning Committee held on 16 November 2021, and the special Planning Committee held on 30 November 2021, copies of which had been circulated, were approved as correct records and signed by the Chair.

PL.48 DEVELOPMENT CONTROL - APPLICATIONS TO THE BOROUGH COUNCIL

48.1 The objections to, support for, and observations upon the various applications as referred to in Appendix 1 attached to these Minutes were presented to the Committee and duly taken into consideration by Members prior to decisions being made on those applications.

21/00903/FUL - Caerleon, Tewkesbury Road, Twigworth

48.2 This application was for the erection of two detached dwellings including associated car parking.

48.3 The Planning Officer explained that Condition 6, set out at Page No. 49 of the Committee report, had been amended slightly to read: "The electric vehicle charging point shall be implemented in accordance with the submitted plans and shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and Manual for Gloucestershire Streets. The electric vehicle charging points shall be retained ~~for the lifetime of the development~~ **thereafter** unless they need to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance." She also pointed out an error at Page No. 39, Paragraph 1.2 which should state that the application site measured approximately 0.6 hectares and was triangular in shape. The Planning Officer went on to advise that the site was within the strategic allocation for residential development and outside of the Green Belt. The site had been subdivided and a

new dwelling erected within the curtilage of Caerleon. The proposal would further subdivide the site into two plots; plot 2 would be a two storey, three bedroom dwelling of a similar design to the recently constructed dwelling and plot 3 would be a three bedroom dormer bungalow. Plot 3 would be sited further towards the front boundary and, although almost all properties in the immediate vicinity were set back from the road, this form of development was evident in the wider area. The subdivision of the plot would result in two smaller plots; however, there were other plots in Down Hatherley and Twigworth of similar size. The use of similar design features and materials would ensure the development would integrate with the local character. The plots would be subject to noise from the main road but the agent had agreed to noise mitigation measures for triple glazed windows and doors to be conditioned. The boundary hedge indicated on the plans had been removed and replaced with a boundary fence which was unauthorised and contrary to the semi-rural character of the area. A condition was recommended for a hedge to be planted on the front boundary to soften the development with a boundary fence behind as a noise mitigation measure. The existing access would serve the development and two parking spaces were provided for each dwelling. County Highways had raised no objection with regard to highway safety or impact on the highway network although, as already referenced, a condition was recommended for the provision of electric vehicle charging points. The Council's Flood Risk Management Engineer had no objection to the proposal subject to a condition for surface water drainage. As such, the Officer recommendation was to permit the application.

- 48.4 The Chair invited the applicant's agent to address the Committee. The applicant's agent advised that, as set out in the Committee report, the application sought permission for two additional dwellings on an existing residential plot on the southern side of the A38; this was in addition to a single plot that was supported by the Planning Committee in December 2019. Whilst the site may appear to be within open countryside currently, Members would be aware that it formed part of the Joint Core Strategy strategic allocation for Twigworth. The main development of approximately 725 dwellings within the allocation had planning consent and it was material to note that another application for 74 dwellings within the allocation site had also been permitted as well as one for approximately 32 dwellings adjacent to this site. Therefore, this site would very much be part of the urban area of Gloucester going forward. The principle of housing here was clearly acceptable, subject to the properties respecting the character and layout of the wider strategic allocation. Whilst he sympathised with the Parish Council's concerns, the applicant's agent respectfully pointed out that the comments raised were not substantive matters that could lead to refusal of the application. The Parish Council suggested that the site was contrary to the adopted Neighbourhood Development Plan but, as pointed out by Officers, that was not the case; the site formed part of the Twigworth strategic allocation and there were no Neighbourhood Development Plan policies which precluded this. It was also suggested there was no demonstrated need for the development; however, there was a well-established boroughwide need to boost housing, particularly in light of the five year housing land supply position, and this proposal was wholly policy compliant. The key consideration in this case was whether the new dwellings would fit into the wider layout of the housing scheme, without compromising the comprehensive delivery of the masterplan. As set out in the Committee report, the proposal involved the subdivision of an existing plot and the two dwellings would be sited so as to nicely integrate into the wider development. The design and layout reflected the character, scale and density of the surrounding development in the area and fully complied with the design expectations of the Joint Core Strategy. The relationship with the neighbouring plot would not result in issues of overlooking, loss of light or overbearing impact. In that regard, the designer had ensured adequate amenity space for each property and that window-to-window distances complied with normal standards. The development would make use of the existing site access which fully

complied with the highway standards - County Highways had no objection to the proposal and had confirmed it was a sustainable location for new housing. The applicant's agent concurred that the application accorded with the housing policies of the development plan and hoped Members would feel able to support it.

- 48.5 The Chair indicated that the Officer recommendation was to permit the application and he sought a motion from the floor. It was proposed and seconded that the application be permitted in accordance with the Officer recommendation. A Member noted that the site location referenced at Page No. 39 of the Committee report was 'Caerleon, Tewkesbury Road, Twigworth'; however, he understood the site was in Down Hatherley rather than Twigworth and he asked for clarification on that. In response, the Legal Adviser explained that Twigworth was probably the postal address; the site was located in Severn Vale South Ward and within Down Hatherley Parish, as set out at Page No. 39 of the Committee report. Another Member drew attention to Page No. 42, Paragraph 4.3 of the report which stated that the Council's Flood Risk Management Engineer had advised that the details submitted were inadequate for a drainage strategy and Condition 7, set out at Page No. 49 of the report, required an assessment of the potential for disposing of surface water by means of a sustainable drainage system to be undertaken prior to the details of the surface water drainage works being submitted and implemented. The Member asked whether the application should be recommended for delegated permission on that basis. In response, the Development Management Team Leader (North) advised that, whilst the details had not been submitted as part of the application, the Flood Risk Management Engineer was confident that a solution could be found and the condition was proposed because there was a prospect of resolving the issue – this was a common scenario.

- 48.6 Upon being put to the vote, it was

RESOLVED That the application be **PERMITTED** in accordance with the Officer recommendation.

21/01197/PIP - Gretton Farm, Gretton Road, Gretton

- 48.7 This was a permission in principle application for between one and six dwellings.

- 48.8 The Planning Officer advised that the application site was located to the western edge of Gretton, on the southern side of Gretton Road, and measured approximately 0.46 hectares. The site was enclosed by a hedge to its frontage and the embankment to the heritage railway to the rear and was located within the Special Landscape Area and Flood Zone 1. Since the publication of the Committee report, four further representations had been received in relation to the application which reiterated the observations set out at Page No. 60, Paragraph 5.2 of the Committee report. He explained that the application was for permission in principle which had two stages: the first stage established whether a site was suitable in principle and the second 'technical details consent' stage was when the detailed development proposals were assessed. The current application was the first stage of the process and sought solely to establish whether the site was suitable in principle for the erection of six dwellings. The scope of the first stage was limited to location, land use and amount. It was considered that the development would conflict with the strategic housing policies of the Joint Core Strategy; however, given the Council's five year housing land supply position, those policies could not be considered up-to-date, therefore, the presumption in favour of sustainable development applied. In this case, the limited harm of the development on the landscape character was not considered to significantly and demonstrably outweigh the benefits in the overall planning balance when considering whether the location of the site was suitable for housing; therefore, it was recommended that permission in principle be granted.

- 48.9 The Chair invited the representative from the Parish Council to address the Committee. The Parish Council representative thanked the developers for their willingness to share the plans for the site and to give assurances about taking steps to mitigate the risk of flooding; the housing mix which would include smaller and more affordable housing; and the bespoke, high quality design. Notwithstanding this, permission in principle was basically a blank cheque and the Parish Council felt bound to express the concerns widely felt by residents in the village. The Parish Council representative explained that, in terms of location, there were three grounds for objection: the site was outside of the village development boundary; the site was extremely prone to flooding and had flooded during Christmas 2020; and Gretton was not a service village and lacked the infrastructure to sustain development, therefore it was unsustainable. Paragraph 3.3 of the developers' proposal acknowledged some of these constraints, as did Paragraphs 7.3 and 7.5 of the Committee report which noted that development in Gretton already exceeded the 5% proposed in the local development plan. As such, it was with some regret that the Planning Officer's conclusion was that, although the proposal conflicted with planning policy, because of the lack of a five year housing land supply, a presumption in favour of development should apply. In terms of land use, the site was a significant area of biodiversity in the village which was trying to develop rewilding as part of its contribution towards combatting climate change and loss of habitats would set those initiatives back. In addition, the site made a significant visual contribution to the village from the road from Alderton, establishing it as a rural settlement, and any development was likely to detract from that. The Parish Council would be outraged if the planning system resulted in large urban detached houses on the site which would be visually and socially unacceptable. With regard to the amount of housing, the permission in principle application proposed between one and six houses which was a wide range but had been reduced from nine initially proposed. A survey of village residents in 2020 had shown they would be prepared to consider small development in the right place if that included smaller housing for sale, suitable for younger and less affluent entrants to the village who had now been priced out, adversely affecting the village structure. The developers had given assurances they wished to include smaller housing but believed that would only be achieved by a higher density development which would potentially overdevelop the site. In summary, the Parish Council felt there were real and valid objections on statutory grounds which were compromised by the housing supply position but would be willing to work with Planning Officers and the developers to get a better solution, should Members be minded to grant permission in principle.
- 48.10 The Chair invited the applicant's agent to address the Committee. The applicant's agent indicated that the permission in principle application provided a great opportunity to design an infill, edge of settlement scheme in a village that would benefit from small scale organic growth. It was accepted that residents were concerned there were no detailed plans to consider; however, the applicant's agent had met with the Parish Council to discuss how best to work with the local community in the future to tackle the areas of concern including susceptibility to flooding, housing mix and visual impact. It had been demonstrated to the Parish Council on site how all those matters could be addressed through design, sustainable urban drainage systems, ponds etc. and the applicant's agent wished to reiterate the commitment to the Parish Council that any technical submission would involve full engagement to ensure the development met the aspirations of local residents. Tackling housing mix was all about design which had been made slightly more difficult since the overall numbers had been reduced by Officers from nine to six. The applicant's agent reminded Members of the successful scheme that had been approved in Gotherington where there were concerns over the scheme being increased from the Neighbourhood Development Plan allocation of six houses, to a scheme of nine which included smaller two and three bed houses. Visually the scheme was the same but a couple of the four bedroom properties had been split in two and he confirmed those houses had now been sold to nurses, teachers and

young couples who would not have had the opportunity to buy in the village should only larger houses be built. The entrance into Gretton when passing the application site was mixed and bespoke design picking up the most suitable architectural detailing found in the wider Cotswold villages would improve that. The applicant's agent hoped Members would be able to support the Officer recommendation which would allow them to come back with a technical submission that achieved all the matters he had raised today.

48.11 The Chair indicated that the Officer recommendation was to grant permission in principle and he sought a motion from the floor. It was proposed that the application be refused on the basis that it was outside the village settlement and in an unsustainable location due to the lack of facilities. The proposer of the motion indicated that the Parish Council strongly objected to the application and he expressed the view that Gotherington and Alderton, as referenced in the Officer report, were very different to Gretton which had very few facilities – only a school, village hall and a church. A Member noted that the Parish Council representative had referred to real and valid objections on statutory grounds but she could see no reference to objections from statutory consultees within the Committee report. In response, the Planning Officer confirmed there were no statutory objections and he reminded Members that only the principle of the development was being considered at this stage. He assumed the Parish Council representative had been referring to the policies within the plan as opposed to comments received from any consultees and the technical approval stage would be the opportunity to raise any technical objections. He pointed out that County Highways had responded to this application with no objection to the location or sustainability of the site. The Member noted that the site was located within a sensitive landscape area; however, as this was a permission in principle application, she questioned whether landscape designations could be taken into consideration – the Area of Outstanding Natural Beauty was within throwing distance and she asked if that could be taken into account. In response, the Planning Officer confirmed that the application site was within the Special Landscape Area and that could be taken into consideration at this stage. The railway line ran along the embankment which acted as a buffer to the south; however, as the detailed design of the development was currently unknown, it was impossible to say for certain what the impact might be, for instance, bungalows were likely to cause limited harm whereas three storey townhouses may cause significant harm – this remained a consideration for the technical approval stage and, should Members feel the design of the houses had a significant harmful impact that would be grounds to refuse the planning permission at that stage. In response to a query as to whether the concerns raised by the Parish Council could be taken into consideration for the permission in principle application e.g. the site being outside of the village boundary, susceptibility to flooding etc., the Development Management Team Leader (North) clarified that location of the development was taken into consideration and the Committee report outlined that, whilst it would not necessarily meet the locational policies within the development plan, the lack of a five year housing land supply meant that the presumption in favour of sustainable development did apply and that needed to be taken into account. It was noted that surface water drainage and flooding would come into play at the technical approval stage.

48.12 A Member indicated that he was happy to second the proposal to refuse the application. The site was located within the Special Landscape Area and outside of the village boundary with limited or no services. He was uncomfortable with permission in principle applications, not least because they raised expectations when granted, therefore, he would be happier for the applicant to come back with a full application so that Members could make an informed decision. The Development Management Team Leader (North) noted that the proposer and seconder of the motion felt the application should be refused on the basis that the application site was outside of the development boundary and in an unsustainable

location; however, there was a need to demonstrate that the harm that would be caused would be significant and demonstrable and she asked for more information in order to expand upon the refusal reasons. The proposer of the motion felt there was a landscape reason for refusal on the basis that the proposal would adversely affect the Special Landscape Area and the setting of the nearby Area of Outstanding Natural Beauty, even with the railway line between it and the Area of Outstanding Natural Beauty, and it was unsustainable as people would have to travel outside of the village for shopping etc. Furthermore, the development would not accord with the linear nature of the village and therefore could have a negative impact on its growth. The Chair understood that, if the proposed development was outside of the village boundary, it was by definition in open countryside, but sought clarification as to where the lack of a five year housing land supply came into play as it was effectively then 'open season' in the open countryside. In response, the Development Management Team Leader (North) explained that was only the case in the absence of significant and demonstrable harm; there were reasons that could overcome the fact there was no five year supply and that was what was being established here. A Member pointed out that, if permission in principle was refused and the developer came back with a full application before the Council could demonstrate a five year housing land supply, she would assume planning permission would be granted; however, if the Committee granted the permission in principle application and the developer came back with a technical approval application when the Council was able to demonstrate a five year housing land supply – which was likely to be next year – she asked whether the application could be refused at that stage with permission in principle already granted. The Development Management Team Leader (North) explained that, once permission in principle had been granted, there was an expectation that, provided there were no issues at the technical matters stage, it should be approved. Notwithstanding this, she pointed out that a recent decision to refuse technical details consent due to a number of unacceptable issues had been upheld at appeal so, although it could seem that granting permission in principle meant it was a foregone conclusion that the technical details consent would also be approved, that was not necessarily the case if it could be demonstrated that the development would be unacceptable. A Member queried what the Officer recommendation would have been for this application if the Council had been able to demonstrate a five year housing land supply and the Development Management Team Leader (North) indicated that, given the locational policies within the plan, it was not a site that had been identified for housing - the locational policies would not be considered out of date if there was a five year housing land supply. A Member pointed out that the emerging Tewkesbury Borough Plan, which would reinstate the five year housing land supply once adopted, included Policy RES4 which allowed very small scale development at rural settlements and felt that would be applicable to this site.

48.13 Upon being put to the vote, it was

RESOLVED That permission in principle be **REFUSED** on the basis that the development was not within the spatial strategy policies and would harm the landscape character and appearance of the area.

21/00183/OUT - Glebe Cottage, Main Street, Wormington

48.14 This was an outline application for the erection of one dwelling and detached garage with all matters reserved.

48.15 The Planning Officer advised that the application site related to a parcel of land approximately 0.1 hectares comprised of a paddock and was located to the south of the applicant's dwelling, Glebe Cottage, and to the east of Main Street. The site was relatively flat and benefited from natural screening on the boundaries in the

form of mature hedgerow and a high red brick wall. A timber-framed stable block was located in the south-west corner of the site adjacent to a gated vehicular access. Outline planning permission was sought for the erection of one dwelling and a detached garage with all matters reserved and an indicative plan had been submitted to show the location of the dwelling and creation of a new access. The application had been called-in for a Committee decision by a Borough Councillor in order to assess the impact of the proposal on the landscape and nearby properties. The application site was outside of any defined settlement boundary and was not allocated for housing development. The proposal was not for affordable housing on a rural exception site and it did not represent infilling within the existing built-up area of the village; it had not been brought forward for development through a Community Right to Build Order and there were no policies in the existing development plan which allowed for the type of development proposed. The proposal would introduce development into an open parcel of land and, consequently, there would be some extent of visual impact; however, the development would be viewed in the context of existing built-up development on either side of the application site and 'infill' of the developable plot in the context of the surrounding built form. Whilst the proposed development would be fairly prominent from the adjacent public highway and would change the character of the site, the site itself sat in close proximity to existing residential development and the illustrative site plan showed that the proposed dwelling would be set back within the site with parking to the front. Any subsequent reserved matters application would need to demonstrate that the proposed development would not result in an overly prominent form of development within the surrounding landscape and the proposed site layout would respect the location and orientation of existing built development. In addition, the reserved matters application would need to show that the scale, form and external materials of the proposed dwelling and its architectural appearance would be in-keeping with the local vernacular and would be sympathetic in design to existing adjacent dwellings. On the basis that the Council could not at this time demonstrate a five year supply of deliverable housing land, the policies for the supply of housing were out of date. The presumption in favour of sustainable development indicated that permission should be granted unless the adverse impacts of permitting the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Officers considered that, in its outline form, the proposal would not give rise to unacceptable impacts in relation to ecology, trees, flood risk and drainage, highway safety, residential and visual amenity, subject to appropriate conditions as set out in the Committee report. It was noted that the Council's Ecological Adviser had asked that the application be supported by a Preliminary Ecological Assessment and that had been requested but not yet submitted, therefore, it was recommended that authority be delegated to the Development Manager to permit the application, subject to the submission of the ecological report and any necessary conditions.

- 48.16 The Chair indicated that there were no public speakers for this item. The Officer recommendation was that authority be delegated to the Development Manager to permit the application, subject to the submission of the ecological report and any necessary conditions and he sought a motion from the floor. It was proposed and seconded that authority be delegated to the Development Manager to permit the application in accordance with the Officer recommendation. The proposer of the motion wished to point out that County Highways had objected to the application due to the unsustainable location; however, as the Tewkesbury Borough Council Officers had pointed out in the Committee report, that was in conflict with the National Planning Policy Framework which allowed small scale residential developments in rural locations. Despite County Highways raising no objection to the Tewkesbury Borough Plan, it continued to raise objections against Policy RES4 moving forward. Another Member noted that County Highways had indicated that the development site was located in a rural environment with limited amenities and

no schools within walking or cycling distance and no footways; however, he would dispute that statement as there was a school in Dumbleton which was easily cyclable from Wormington.

48.17 Upon being put to the vote, it was

RESOLVED That authority be **DELEGATED** to the Development Manager to **PERMIT** the application, subject to the submission of the ecological report and any necessary conditions.

21/01312/PIP - Land Adjacent Blenheim Way, Shurdington

48.18 This was a permission in principle application for erection of a single dwelling. The Planning Committee had visited the application site on Friday 17 December 2021.

48.19 The Planning Officer advised that the application site was located on land between Blenheim Way and Phoenix Meadow, formally known as New Haven, to the west side of School Lane in Shurdington within an area surrounded by residential properties. The proposal sought permission in principle for one dwelling. Following queries raised on the Planning Committee Site Visit, the applicant's agent had confirmed that the applicant did in fact own Blenheim Way. There was no indicative site layout plan and it was noted there was a pending application at the site for full planning permission for one dwelling under planning application reference 21/00868/FUL. The whole site was within the Green Belt, as identified in the proposals map within the Joint Core Strategy, and the southern aspect had been included in the defined settlement boundary for Shurdington. Members were advised that it was not within the scope of the application to determine the details of access to the site and the impact on the residential amenity of existing and future occupiers, both of the adjacent sites and this development, was for consideration at the technical matters stage. For the reasons set out in the Committee report, it was recommended that permission in principle be granted.

48.20 The Chair invited the applicant's agent to address the Committee. The applicant's agent stressed this was a permission in principle application, therefore Members were considering the principle of development only and not the technical matters to which the third party concerns related. As Members would know, Shurdington was a Service Village; it was a highly sustainable location where housing was to be expected. Whilst the site was within the Green Belt, both national and local planning policy allowed for limited infilling in villages in the Green Belt and although there was no definition of what constituted infilling, various appeal Inspectors had defined it as "infilling an existing gap in an otherwise built-up frontage". Contrary to what the Parish Council had suggested, land was not designated for infilling, it was a matter of planning judgement. The site was flanked on either side, and on the opposite side of School Lane, by existing residential development. A single dwelling on the site would infill an existing gap in an otherwise built-up frontage which would sit comfortably in the streetscene and would be seen in the context of existing residential development when viewed from the west. As such, it was clear that the proposed dwelling would be well-related to the existing built form and represented infilling in the context of Policy SD10 of the Joint Core Strategy and in Green Belt terms. In respect of the concerns that had been raised, they related mainly to access matters, residential amenity and drainage; as set out within the Committee report, it was not within the scope of this application to determine those matters. Notwithstanding this, it was understood that many of the concerns in relation to access stemmed from the disruption experienced from other recent construction projects in the area. Whilst those concerns were appreciated, County Highways had raised no objection on the grounds of highway safety and disruption from construction traffic would be temporary. The applicant had advised that alternative access to the site for construction traffic and materials was available via land to the rear of the site and there was sufficient hardstanding for several vehicles, including

Heavy Goods Vehicles (HGVs), away from the highway at the farm off Church Lane which the applicant had negotiated access to; this could form the basis of a Construction Management Plan at the technical details stage. The applicant's agent also pointed out that the Flood Risk Management Engineer had previously raised no concerns in respect of drainage and it was also entirely feasible for a dwelling to be provided on the site that had an acceptable impact in terms of residential amenity. Therefore, he respectfully requested that Members grant permission in principle in accordance with the Officer recommendation.

- 48.21 The Chair indicated that the Officer recommendation was to permit the application and he sought a motion from the floor. A Member proposed that the application be refused. He pointed out that Page No. 86, Paragraph 1.3 of the Committee report referred to the erection of a single replacement dwelling and he asked what the dwelling would be replacing. Although he recognised it was not possible to take land drainage into account at this stage, he felt it was important to draw the Committee's attention to the full application that had been submitted for the site where it was noted that the proposal for managing land drainage via soakaways would be problematic as the underlying geology was mudstone which was impermeable. With regard to Page No. 91, Paragraphs 7.5 and 7.11 of the Committee report in relation to Green Belt, he felt there were no exceptional circumstances which suggested there was an appropriate reason to go against Green Belt policy and location was a matter which could be taken into consideration at this stage. In response, the Development Management Team Leader (North) clarified that the reference to the replacement dwelling was an error for which she apologised. She reiterated that drainage was for consideration at the technical matters stage and no comments had been received from the Flood Risk Management Engineer at this stage; if the issues could not be overcome then the application could potentially be refused at the technical matters stage but that could not be a reason for refusal today. She explained that it was not necessary to demonstrate exceptional circumstances at this point; infilling in the Green Belt was an acceptable form of development if it could be demonstrated that there were no other issues - policy would need to be considered at the technical matters stage when the details and design of the scheme had been provided. At this stage, Members were just looking at whether the location was acceptable for infilling in principle.
- 48.22 A Member seconded the motion to refuse the application. He felt there had been a number of questions raised by the Planning Committee Site Visit which had not been answered and he felt it would have been useful to have seen the plan for the application that had been submitted in full which showed the proposed dwelling located right up against the other houses. The application site was only partially in the development boundary and was in the Green Belt, therefore, he had thought that exceptional circumstances needed to be demonstrated; however, as the Officers had suggested, the main question was whether this proposal was considered to be limited infill and, although the applicant's agent had said it would be a built-up frontage, he considered it was an open frontage so infill would be unlimited. The Chair clarified that no plans had been submitted for this application showing the location of the proposed dwelling so it was not clear whether it would be against the fence or not.
- 48.23 In terms of the presumption in favour of sustainable development, a Member understood that Green Belt was an exception to that and did not therefore apply. In response, the Development Management Team Leader (North) confirmed that there was an exception in Paragraph 149e of the National Planning Policy Framework which allowed limited infilling and it moved on to look at issues such as the impact on the openness of the Green Belt but that could only be done at the next stage when the detailed plans had been submitted. The Legal Adviser explained that, if it was judged to be limited infill within the village then openness etc. did not need to be considered; however, if that was not the case then very special circumstances

would need to be considered. The proposer of the motion to refuse the application indicated that he disliked permission in principle applications because they were too “woolly” and open and it was clear that a full application had been submitted for the proposal in addition to this permission in principle application. With regard to Green Belt Policy, he pointed out that Paragraph 149e was just one of seven justifications for development coming forward. The Planning Committee Site Visit had shown that part of the site was outside of the residential development boundary and he did not feel it would be infill development. The Development Management Team Leader (North) understood that the main issue being raised was whether the development could be considered to be limited infill within the context of Shurdington village and, if that was the case, that could be a locational reason for refusal on the basis of it conflicting with Green Belt policy. The proposer and seconder of the motion to refuse the application confirmed they were happy with that forming the basis of the refusal reason and, upon being put to the vote, it was

RESOLVED That permission in principle be **REFUSED** on the basis that the development was not considered to be limited infill within the context of Shurdington village and therefore conflicted with Green Belt policy.

21/01243/FUL - Land to the East of High Beeches, Snowhill

48.24 This application was for retention of a stable with tack room.

48.25 A Member indicated that she wished to propose that the application be deferred for a Planning Committee Site Visit to consider the impact of the proposal on the Area of Outstanding Natural Beauty. She apologised that she had not called this in for a visit prior to today’s meeting but felt it was important to look at the building on site due to the sensitive location. A field shelter in a similar location had been refused due to its adverse impact and, whilst she was not objecting to the fact that the stable needed to be built, she felt it was prudent to assess the location. This proposal was duly seconded and, upon being put to the vote, it was

RESOLVED That the application be **DEFERRED** for a Planning Committee Site Visit in order to assess the impact of the proposal on the Area of Outstanding Natural Beauty.

21/00632/FUL - Rockaway Ridge, Lye Lane, Cleeve Hill

48.26 This application was for the erection of a carport and gym.

48.27 The Planning Officer advised that this application was for a detached carport and gym outbuilding at Rockaway Ridge in Cleeve Hill; revised plans had been submitted on 30 September 2021 omitting the proposed store. A Committee determination was required as the Parish Council had objected to the proposal on the grounds that it would lead to overdevelopment of the site within the Area of Outstanding Natural Beauty. Whilst the Parish Council’s concerns had been noted, this was a good-sized plot and the proposed outbuilding, as revised, would be approximately 30 metres away from the main dwelling and there would be a lot of garden area left free from extensions/additions. Local residents had commented that there was already a gym at the site and the future use of the proposed building had been questioned; however, the Planning Officer clarified that, when the replacement dwelling had originally been designed, the lower ground floor had been labelled as a gym but was actually used as a second sitting room so there was not currently a gym at the site. The proposed gym and carport would be used for ancillary purposes only and a suitable condition would be attached to ensure that. Overall, the proposal was considered to be an acceptable size and design and there would be no adverse impact on the surrounding Area of Outstanding Natural

Beauty, therefore, the Officer recommendation was to permit the application.

- 48.28 The Chair indicated that there were no public speakers for this item. The Officer recommendation was to permit the application and he sought a motion from the floor. It was proposed and seconded that the application be permitted in accordance with the Officer recommendation and, upon being put to the vote, it was

RESOLVED That the application be **PERMITTED** in accordance with the Officer recommendation.

21/00582/FUL - 3 Greenway Close, Shurdington

- 48.29 This application was for change of use from residential to dual use (residential/childminding business). The Planning Committee had visited the application site on Friday 17 December 2021.

- 48.30 The Head of Development Services advised that the applicant currently ran a childminding service at the dwelling for up to six children aged eight and under and the application had been submitted as the applicant wished to expand the service to allow a maximum of 12 children aged eight and under to be cared for at the property. The application had originally been submitted for use between 0730 hours and 1730 hours Monday-Friday; however, since the publication of the Committee report, the applicant had confirmed they would like to open the childminding service on some Bank Holidays. The application required a Committee determination due to an objection from Shurdington Parish Council on the grounds that it would be detrimental to existing local residents as Greenway Close was a small cul-de-sac which was already used as a vehicle drop-off area for Shurdington Primary School and due to the noise generated by the additional children as well as the children being exposed to pollution due to the proximity to the A46. It was noted that no objections had been raised by County Highways or the Council's Environmental Health Officer. When balancing the needs of the users of the childminding service and the neighbouring residential amenity, it was considered a logical approach would be to allow the business to open on Bank Holidays but to restrict both the opening hours and the number of children at the premises on those days. Officers considered that a reasonable number of children would be six, given that in most cases a childminding service could care for a maximum of six children aged eight and under without the need for planning permission. Conditions 3 and 4 had been amended to reflect this as set out in the Additional Representations Sheet, attached at Appendix 1, and the Officer recommendation was to permit the application.

- 48.31 The Chair indicated that there were no public speakers for this item. A Member asked whether Ofsted needed to be consulted in relation to the increase in the amount of children being cared for and raised concern about the suitability of the site for a children's play area as it was more like a hardstanding with associated paraphernalia. In response, the Head of Development Services advised that there was no obligation to consult Ofsted as part of the planning permission; however, Ofsted was responsible for assessing the property to ensure it was a suitable environment for children from a safety perspective. The Development Management Team Leader (North) explained that Ofsted had a requirement to visit settings which cared for children aged five and under when the childminding business was initially set-up; further visits were undertaken thereafter but they could be several years apart unless any issues were raised in terms of the service being provided. Childminders were required to have risk assessments etc. in place and that was all overseen by Ofsted.

48.32 It was proposed and seconded that the application be permitted in accordance with the Officer recommendation. A Member pointed out that the plans submitted with the application were out of date as there was a conservatory on the rear of the property which did not appear on the plans and seemed to swallow up quite a lot of the available garden space.

48.33 Upon being put to the vote, it was

RESOLVED That the application be **PERMITTED** in accordance with the Officer recommendation.

21/01020/FUL - Tewkesbury Cricket Club, Swilgate Ground, Gander Lane, Tewkesbury

48.34 This application was for extension to the existing pavilion. The Planning Committee had visited the application site on Friday 17 December 2021.

48.35 The Development Management Team Leader (North) advised that this was a full planning application for Tewkesbury Cricket Club located on Gander Lane. The proposal was to add a single storey extension - which was a slightly elevated front extension - onto the existing pavilion. It was the view of Officers that the proposal did not represent a high quality design solution, resulting in a bulky addition to the existing pavilion that would not respect its character and appearance. By reason of its design, it was considered that it would also adversely affect the character and appearance of the locally important open space in which it was situated. It was therefore recommended that the application be refused.

48.36 The Chair invited the applicant's representative to address the Committee. The applicant's representative indicated that the Cricket Club was a voluntary organisation providing competitive and social cricket for all ages, from four year old All Stars through to West of England League. The pavilion was a social centre for more than 100 members, their parents, families and guests – truly a community asset. Two years ago, the Club had launched a project to upgrade the changing facilities and increase the social space by 50%. They had met with the Conservation Officer and a Planning Officer and had been advised not to change the view of the building as seen from the adjacent Abbey, nor to increase the roof height but to extend forward to achieve the required additional space and, as far as possible, retain the frontal appearance of the structure. The plans produced in line with that advice had fallen foul of Sport England on issues related to accessibility and gender. Extensive negotiations with Sport England and the England and Wales Cricket Board (ECB) had resulted in the current plans which fully met their requirements, providing more internal space achieved by the forward extension. The application had been submitted on 6 August 2021 with the required documentation and all statutory consultees had shown support with no objections raised. On 18 November 2021, the applicants had been informed that the application would be refused because the proposed design, specifically the flat roof, did not meet the high standard of design set out in the policies of the adopted development plan or national planning guidance. As a layperson, the applicant's representative could not understand why the flat roof was such an issue – it could not be due to the area because, if the design had followed the Planning Officers' suggestion of bringing the pitched roof forward and having a flat, but inaccessible, roof in the middle that would be much the same area. This design was thought to be less intrusive in the local landscape than the alternative, as shown by the computer generated images included in the Additional Representations Sheet, attached at Appendix 1. The applicant's agent asked Members to make a decision which balanced the desire for achieving the highest standard of design with the consideration of the affordability of the project, otherwise the community benefits were in danger of being lost completely.

- 48.37 The Chair invited a local Ward Member to address the Committee. The local Ward Member expressed the view that the application was very important to the Cricket Club and the community and the Club had worked very hard with Officers to achieve a design which was in keeping with Tewkesbury Borough Council's planning policies whilst also satisfying the requirements of Sport England and remaining affordable. Despite this, the Officer recommendation today was to refuse the application. The first reason for refusal was that the proposed extension, by reason of its design, would result in a bulky addition that would not respect the character and appearance of the existing pavilion and would result in unacceptable harm to the character and appearance of the original building; however, he argued that the computer generated images showed that the extension would not be at all bulky, nor would it even be particularly visible – looking across from the pitch, you would only see a gable as it was now with two fascia boards in line with the existing roof. In his view the overall appearance would change very little. The second refusal reason related to the proposed extension adversely affecting the character and appearance of the locally important space which he found difficult to understand as he felt the proposed extension would be an asset as it would actually look nicer than it did currently. In summary, the Cricket Club was very important local asset used by children and adults of all ages and the proposed extension was much-needed and would bring it into the twenty-first century. As such, he urged Members to permit the application.
- 48.38 The Chair indicated that the Officer recommendation was to refuse the application and he sought a motion from the floor. It was proposed and seconded that the application be permitted on the basis that it would be an acceptable addition which would have no adverse impact on the character and appearance of the existing building and the benefits of the proposal would outweigh the loss of locally important space. The proposer of the motion indicated that the Cricket Club was an important facility for the Town and the local area, now more than ever in the wake of the pandemic. He did not understand why the application was not recommended for permission as the Town Council, Sports England and the Conservation Officer were all supportive of the plans, no objections had been raised by the public and there would be virtually no impact on neighbouring properties. He accepted there would be some loss of open space but it was a very large area and the importance of providing a community facility with extra space far outweighed the loss of land in his view.
- 48.39 A Member drew attention to Page No. 133, Paragraph 7.5 of the Committee report, which stated that the impact of the proposal upon neighbouring properties had been assessed and there would be no undue impact on their amenity. He pointed out that Tewkesbury Abbey was the only heritage asset that could be affected but the extension was in the opposite direction and was predominantly on the same footprint, therefore, he would be more than happy to support the application. Another Member drew attention to the computer generated images included in the Additional Representations Sheet which showed a glazed area between the two extended areas; however, the plans in the Committee report said there was security fencing and he asked if it was known what that would look like when the property was closed. The Development Management Team Leader (North) indicated that there was a security feature of some kind and that would need to be addressed by condition, should Members be minded to permit the application. It would also be necessary to include conditions to ensure all materials matched the existing materials/fascias and to cover roofing details. The proposer and seconder of the motion indicated that they were happy with the suggested conditions and, upon being put to the vote, it was

RESOLVED That the application be **PERMITTED** on the basis that it would be an acceptable addition which would have no adverse impact on the character and appearance of the existing building and the benefits of the proposal would outweigh the loss of locally important space, subject to the inclusion of appropriate conditions to ensure materials matched the existing materials/fascias and to cover roofing details and to address the security feature.

21/00652/FUL - The Maltings, Station Street, Tewkesbury

- 48.40 This application was for replacement of existing timber window units with UPVC double glazed units throughout the building.
- 48.41 The Development Management Team Leader (North) advised that this was a full planning application for The Maltings, a residential building for people aged 55 and over which comprised apartments located on Station Street in Tewkesbury. The building was a modern design on the site of an earlier building known as the Dowty Engineering Works and was situated outside of the Conservation Area. The proposal was to replace the current modern, timber-framed windows with UPVC double-glazed windows and to replace the front door with an aluminium automated communal door. The colour of the frames would match the existing windows which were finished in black. A Committee determination was required as Tewkesbury Town Council had objected to the proposal on the grounds that the change from curved headed windows to rectangular windows in some of the openings would have an adverse impact on the Conservation Area and would dilute the design of the original building. Whilst those concerns had been considered, it was the Officer view that the proposal did not harm the Conservation Area and the windows were of an appropriate design, as outlined in the Committee report, therefore, it was recommended that the application be permitted.
- 48.42 The Chair invited the representative from the Town Council to address the Committee. The Town Council representative advised that, in 1986, an engraved trowel was presented to the Town Mayor to celebrate the topping out of The Maltings; that marked a significant milestone in the 1980's regeneration of Tewkesbury; the earlier Bishop's Walk development demonstrated that you imposed modern architecture on the streetscape of Tewkesbury at your peril. Postmodernism allowed for the creation of new buildings that made clear reference to the heritage context in which they were sited, just like The Maltings. Occupying the footprint of the former Dowty Engineering works, it echoed its predecessor in its massing, use of traditional building materials and deployment of design elements that were common to Victorian industrial buildings; it was a building of its time and contributed to, rather than detracted from, its environment. Currently, as the Spring Gardens site next door remained undeveloped, The Maltings occupied a very visible, dominant position just outside the boundary of the Conservation Area. Unlike many postmodern buildings, it was relatively restrained in its use of historical details. Tewkesbury Town Council's Planning Committee considered that, without its intermittent groups of arched windows it would still be a dominant building but its contribution to the townscape would be so much less positive. Spring Gardens was identified as a key site in the Tewkesbury Town Regeneration Supplementary Planning Document which talked about modern architecture designed to respect a historic setting – The Maltings did exactly that. The Supplementary Planning Document encouraged maximising Tewkesbury's unique assets, building on the quality of the town and delivering regeneration options to make it a better place to live, work and visit so the Town Council questioned why the appearance of the building next door to this key site, and on the boundary of the Conservation Area,

should be allowed to be changed in such a manner. The Town Council appreciated that residents of The Maltings had a right to be warm and comfortable in their homes and it did not object to the proposed change of material but the Town Council representative urged Members to think very carefully before letting go of this key element of The Maltings' postmodern character.

- 48.43 The Chair indicated that the Officer recommendation was to permit the application and he sought a motion from the floor. A Member expressed the view that it would be very sad to lose the arched window design which she assumed was due to cost as arch windows with double-glazing and UPVC frames were available. She felt that the applicant should be encouraged to retain the original design which was important to the streetscape. A brief debate ensued as to how many windows would be replaced in total and attention was drawn to the existing and proposed elevation plans at Pages No. 149-150 of the Committee report with the Development Management Team Leader (North) pointing out that the arched windows were in the protruding bays featured at first and second floor levels. Another Member the expressed view that the proposal would fundamentally change the character of the building and he strongly believed the arched windows should be retained for architectural purposes. This view was supported by another Member who felt that destroying some of the character of this extremely prominent building was not a good idea. It was subsequently proposed and seconded that the application be refused due to the adverse impact on the Conservation Area and the character of the building. A Member agreed that it was a unique building and he would like to see the arched windows retained as they were an important feature but he asked whether it would be appropriate to defer the application in order to negotiate further with the applicant. The proposer of the motion to refuse the application wished it to be noted that, in her opinion, the proposal would result in an abominably awful modern change to Tewkesbury and to do that to a building that had been designed and built with respect to the surrounding area would be outrageous.

- 48.44 Upon being taken to the vote, it was

RESOLVED That the application be **REFUSED** due to the adverse impact on the Conservation Area and the character of the building.

PL.49 CURRENT APPEALS AND APPEAL DECISIONS UPDATE

- 49.1 Attention was drawn to the current appeals and appeal decisions update, circulated at Pages No. 156-158. Members were asked to consider the current planning and enforcement appeals received and the Department for Levelling Up, Housing and Communities appeal decisions issued.

- 49.2 Accordingly, it was

RESOLVED That the current appeals and appeal decisions update be **NOTED**.

The meeting closed at 11:54 am

Appendix 1

ADDITIONAL REPRESENTATIONS SHEET

Date: 21 December 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	
5e	<p>21/01243/FUL</p> <p>Land To The East Of High Beeches, Snowhill</p> <p>Snowhill Parish Council has sent late representations on the application as attached.</p>
5f	<p>21/00632/FUL</p> <p>Rockaway Ridge, Lye Lane, Cleeve Hill</p> <p>A 1:50 proposed floor plan has been submitted (see attached plan).</p>
5g	<p>21/00582/FUL</p> <p>3 Greenway Close, Shurdington</p> <p>Officer Update</p> <p>Notwithstanding the information detailed in the submitted application form, since the publication of the Committee report, the applicant has confirmed that she would like to open the childminding service on some Bank Holidays. Whilst understanding parents/carers work different working patterns, given the close proximity of the site to the neighbouring properties and as this application seeks permission for the care of up to twelve children at any one time at the premises, Officers are concerned about the harm upon the neighbouring amenity on the Bank Holidays. However, it should be noted that, in most cases, a childminding service can be treated as ancillary to the residential use without the need for planning permission if no additional people are employed within that business. Taking account of this and balancing the needs of the users of the childminding service and the neighbouring residential amenity, a logical approach would be to allow the business to open on Bank Holidays but restrict both the opening hours and the number of children at the premises on those days. Officers consider a reasonable number of children would be six, given in most cases a childminding service can care for a maximum of six children aged 8 years and under without the need for planning permission.</p> <p>Revised Conditions</p> <p>In light of the above, it is recommended that Condition 3 and Condition 4 should be amended to the following:</p> <p><u>Condition 3</u></p> <p>No more than 12 children aged 8 or under shall be cared for as part of the childminding service hereby permitted throughout the duration of each day when the childminding service is open for business on a Monday-Friday.</p> <p>No more than 6 children aged 8 or under shall be cared for as part of the childminding service hereby permitted throughout the duration of each day when the childminding service is open for business on a Bank Holiday.</p>

	<p>Reason: To define the permission and any increase in the intensity of the site will require further consideration in terms of the impact on the amenities of local residents and highway safety.</p> <p><u>Condition 4</u></p> <p>The childminding service hereby permitted shall only be open between the following hours: 07:30 and 17:30 Monday to Friday 09:00 and 17:00 Bank Holidays</p> <p>Reason: To protect the amenity of local residents.</p> <p>Correction</p> <p>In paragraph 1.7 of the Committee report it states <i>"This application has been submitted because the applicant would like to expand the childminding service to allow a maximum of twelve children aged 8 years to be cared for at the property."</i></p> <p>For clarity, this application has been submitted because the applicant would like to expand the childminding service to allow a maximum of twelve children aged 8 years and under to be cared for at the property.</p>
5h	<p>21/01020/FUL</p> <p>Tewkesbury Cricket Club, Swilgate Ground, Gander Lane, Tewkesbury</p> <p>Members will be aware that the applicant has submitted a letter supporting their case which has been accompanied by three computer-generated images to show how the proposal would appear if permission was granted (attached).</p> <p>Whilst the computer-generated images provide an indicative perspective of how the development may look, it should be noted that these are not scaled drawings and elements such as the roof lights are missing.</p> <p>Notwithstanding this letter of support, the Officer recommendation remains that the proposal should be refused on the grounds outlined within the Committee report.</p>

Item No. 5e – 21/01243/FUL - Land To The East Of High Beeches, Snowhill

APPLICATION NO 21/01243/FUL: STABLE AT HIGH BEECHES, SNOWHILL - REPRESENTATION

Submitted by [REDACTED] Chair Snowhill Parish

I regret that I am unable to attend the meeting - [REDACTED]
[REDACTED]. Thank you for the opportunity to present our concerns.

We are not objecting to a stable in the garden of High Beeches.

But we are strongly objecting to the stable in its existing location - next to the boundary wall, on the highest part of the garden - ie in the most prominent location.

As noted in the Development Manager's report, there are 14 objections - this is a large number for such a small village which has less than half the properties owner/occupied full-time.

The key point of the objections is that the stable needs to be moved.

The report refers to the "Principle of Development":

- This requires that, quote "there are no adverse impacts on landscape" and "they would not have an adverse effect on the rural character and landscape setting".
We consider **there is an adverse effect.**
- The report also states, quote "the proposal is considered acceptable"
We disagree

The report refers to "Impact on the Landscape and Cotswolds Area of Outstanding Natural Beauty":

- Quote "developments are required to conserve and, where appropriate, enhance the landscape".
We consider **the proposal meets neither of these criteria**
- Views to be, quote "conserved and enhanced".
We consider **the proposal does the opposite**
- It is claimed that the stable is "logically sited".
We consider that the logical location would be **away from the boundary wall and the road**, and say **close to the fence on the other side downhill and towards the house**. Perhaps it is logically sited for a summer-house!

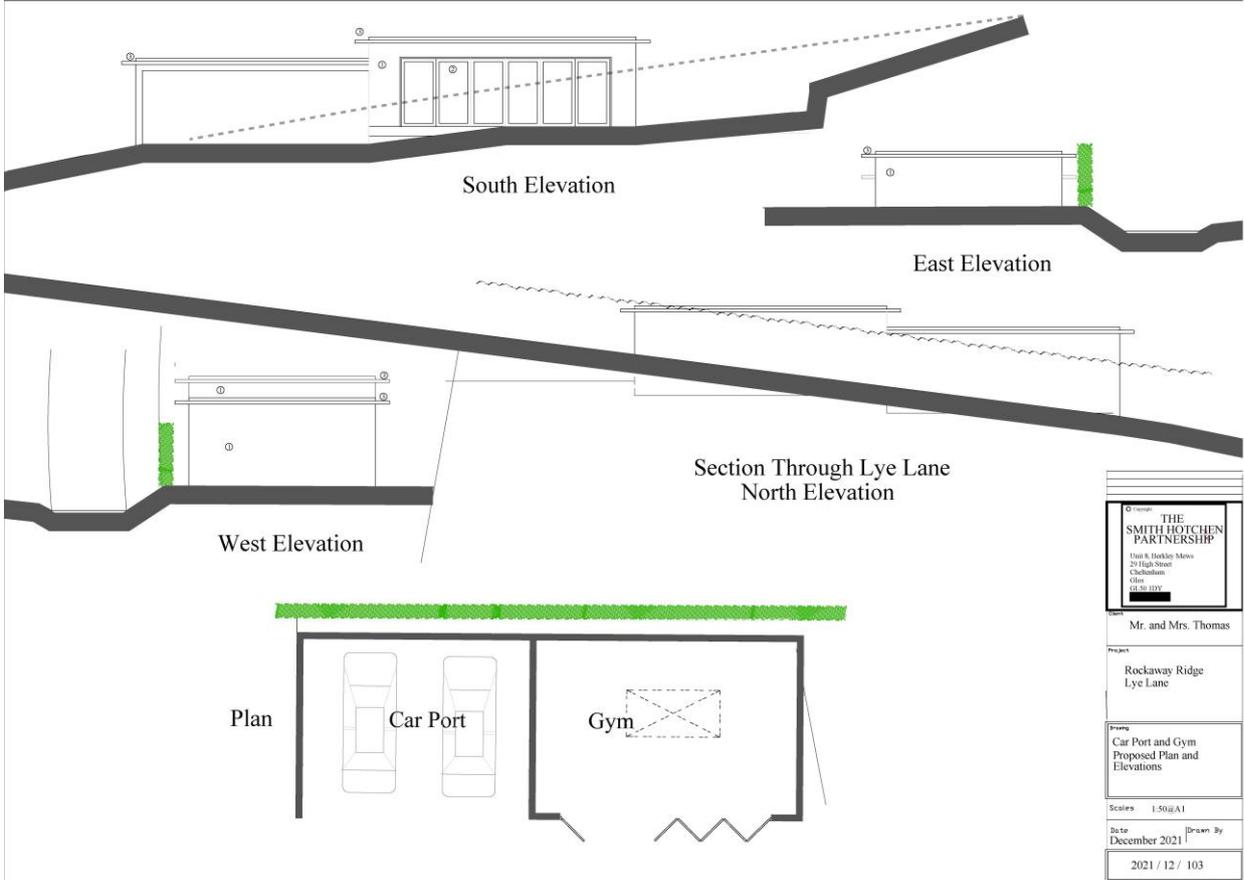
A field shelter had been erected in a nearby field close to the road - this was used as a precedent in the application. An enforcement notice was issued and we are pleased to note that this shelter has now been moved to the other side of the field.

Based on the location of the stable, we request that this application is rejected - or, if approved, to be conditional upon moving the stable to a less visible location.

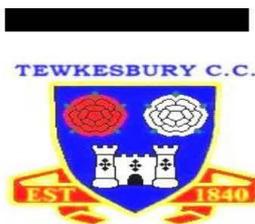
Thank you.

17 December 2021

Item No. 5f – 21/00632/FUL - Rockaway Ridge, Lye Lane, Cleeve Hill



Item No. 5h – 21/01020/FUL - Tewkesbury Cricket Club, Swilgate Ground, Gander Lane, Tewkesbury



Tewkesbury Borough Council
 Gloucester Road
 Tewkesbury,
 GL20 5TT

14th December 2021

For the attention of all Planning Committee Members.

Dear Councillor,

**Reference Planning Application 21/01020/FUL
 Tewkesbury Cricket Club Pavilion Extension.**

Tewkesbury Cricket Club ask that you consider the following information when evaluating our proposal for an extension to the existing pavilion on the Swilgate Field. We are a long established wholly voluntary Club providing competitive and social cricket for Tewkesbury town and the surrounding district for all ages from 4 year old All Stars to the West of England league. In addition to providing changing facilities for players the pavilion is a social centre for more than one hundred playing members, their parents, their families, guests and visitors, truly a Community Asset.

Over recent years, particularly since we increased our drive for more junior cricket, the pavilion accommodation has been inadequate and two years ago we launched a project to upgrade the changing facilities and increase the social space by fifty per cent. In March 2020 representatives of the Club met with TBC Conservation Officer and a Planning Officer to discuss the options for development and subsequently we produced an extension plan based on their advice; not to change the view of the building as seen from the adjacent Abbey, not to increase the roof height but to extend forward to achieve the required additional space and as far as possible retain the frontal appearance of the structure.

A scheme was produced in line with the advice and submitted to TBC Planning in January 2021. As there were no objections to our application (ref 21/00119/FUL) we were informed that our application would be approved without going to Committee. However very shortly before the Planning Committee Meeting an objection was received from Sport England based on insufficient provision for Accessibility and Gender and the Club withdrew the application.

Following detailed discussions with Sport England and England & Wales Cricket Board a new scheme has been developed (21/01020/FUL) which fully meets their requirements but requires additional internal space which is achieved by further extension forwards while still conforming to the previous planning constraints.

[REDACTED]

The Club has provided all the required and additional documents and drawings for our application and to date all statutory public consultation and consultee comments have resulted in support or no objection and all constraints have been approved. However, at a meeting with planning officers on 18th November we were informed that our application would not be supported because the proposed design, specifically the flat roof, does not meet **“the high standard of design set out in the policies of the adopted development plan or national planning guidance.”**

We suggest that a complete roof re-design as proposed by the planners would be more intrusive to the Abbey surround than that which we propose. Attached are three CGI visualisations supporting this judgement, which at best is only subjective. Finally, we believe that a decision on our planning application should **balance the desire for achieving the highest standard of design with the consideration of the affordability of the project and the benefit to the community.** otherwise in our particular case the considerable **community benefits are in danger of being lost completely!**

We therefore ask that you use your judgement and power to permit our application.

Yours sincerely,

[REDACTED]

[REDACTED]

Enclosed: 3 x CGI visuals of pavilion in local landscape.





