

TEWKESBURY BOROUGH COUNCIL

**Minutes of a Meeting of the Planning Committee held at the Council Offices,
Gloucester Road, Tewkesbury on Tuesday, 19 April 2022 commencing
at 10:00 am**

Present:

Chair

Councillor J H Evetts

and Councillors:

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

also present:

Councillors G J Bocking, C M Cody and M G Sztymiak

PL.68 ANNOUNCEMENTS

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

PL.69 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

- 69.1 Apologies for absence were received from Councillors R D East (Vice-Chair), M A Gore, M L Jordan and R J G Smith. There were no substitutions for the meeting.

PL.70 DECLARATIONS OF INTEREST

- 70.1 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.
- 70.2 The following declarations were made:

Councillor	Application No./Agenda Item	Nature of Interest (where disclosed)	Declared Action in respect of Disclosure
G F Blackwell	Agenda Item 5f – 20/00843/FUL – 3 Church Road, Churchdown.	Is a Member of Churchdown Parish Council but does not participate in planning matters.	Would speak and vote.

J H Evetts	Agenda Item 5i – 22/0243/FUL – 7 St Mary’s Lane, Tewkesbury.	Works for a charity which owns properties at the other end of St Mary’s Lane but has no impact on this application.	Would speak and vote.
J H Evetts	Agenda Item 5j – 21/01544/FUL – Dumbleton Cricket Club, Dairy Lane, Dumbleton.	Had received correspondence and telephone calls in relation to the application but had not expressed an opinion.	Would speak and vote.
P W Ockelton	Agenda Item 5e – 21/00133/APP – Land North of Innsworth Lane, Innsworth.	Is a Member of Innsworth Parish Council but does not participate in planning matters.	Would speak and vote.
P D Surman	Agenda Item 5g – 21/01387/FUL – South Park Farm, Chargrove Lane.	Is a Member of Shurdington Parish Council but does not participate in planning matters.	Would speak and vote.
R J E Vines	Agenda Item 5g - 21/01387/FUL – South Park Farm, Chargrove Lane.	Is a Gloucestershire County Councillor for the area.	Would speak and vote.

70.3 There were no further declarations made on this occasion.

PL.71 MINUTES

71.1 The Minutes of the meeting held on 15 March 2022, copies of which had been circulated, were approved as a correct record and signed by the Chair.

PL.72 DEVELOPMENT CONTROL - APPLICATIONS TO THE BOROUGH COUNCIL

72.1 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.

21/00976/OUT - Land off Brook Lane, Twigworth/Down Hatherley

72.2 This was an outline application for residential development (up to 160 dwellings) and associated works including demolition, infrastructure, open space and landscaping with vehicular access from the A38. All matters are reserved. The application had been deferred at the Planning Committee meeting on 15 February 2022 for additional information to be gathered in relation to the tenure mix for the social housing requirements; to allow an up-to-date traffic assessment to be carried out; for an independent assessment of the site to be undertaken to establish an appropriate sustainable drainage system (SuDS) for the proposal; and for a meeting

to be arranged between the applicant, Planning Officers and residents in order for these issues to be discussed. The Planning Committee had visited the application site on Friday 14 January 2022.

- 72.3 The Planning Officer advised that, following the Planning Committee meeting in February, the applicant had submitted an appeal to the Secretary of State against non-determination of the application, as such, the Council was no longer the determining authority but must advise the Secretary of State of its views on the proposal. As Members would recall, the application site was located off Brook Lane in Down Hatherley and extended to approximately 7.82 hectares, although the site on which the residential development was proposed comprised 4.89 hectares. The application site formed part of the Strategic Allocation A1 Innsworth and Twigworth in the Joint Core Strategy and was shown to be 'housing and related infrastructure' in the Joint Core Strategy indicative site layout proposals map. This application was made in outline for residential development of up to 160 dwellings and associated works. Although all matters were reserved, the application documents included an illustrative masterplan and parameters plan which indicated how the quantum of development could be delivered.
- 72.4 In terms of three reasons for which the application was deferred, these had been addressed in detail at Pages No. 45-49 of the Committee report; however, as mentioned previously, the applicant had submitted an appeal against non-determination of the application to the Secretary of State and, since publication of the Committee report, new information had come to light regarding the applicant's position on the required contribution towards education provision and the proposed affordable housing tenure. Given the context of the current appeal, the change in position on the education provision and affordable housing tenure must be taken into account. Full details of the assessment could be found in the Additional Representations Sheet, attached at Appendix 1. In terms of the contribution towards education provision, Paragraph 7.87 of the published Committee report stated that the applicant had agreed on a "without prejudice basis" to enter into an agreement with Gloucestershire County Council to secure the contributions requested by the Local Education Authority towards education provision; however, when the applicant confirmed their agreement to pay the education contributions, this was on a "without prejudice basis" and the applicant emphasised that, in an appeal scenario, they would be starting from the position that no contributions at all could be justified. As such, the applicant's Pre-Inquiry Statement of Case clarified that the applicant considered the contribution sought by the Local Education Authority towards education provision was not compliant with the regulations or relevant guidance in numerous regards. The Local Education Authority had assessed the impact of the development proposal using up-to-date evidence, information, forecasts and data and those assessments had resulted in the request for the contributions towards education provision. Officers considered that the contributions requested by the Local Education Authority would meet the Community Infrastructure Levy tests, being directly related, necessary, fair and reasonable. Given the applicant now contested the need for the contribution, the appeal proposal advanced would fail to provide for education facilities. In terms of the proposed affordable housing tenure, as set out at Page No. 37, Paragraph 7.55 of the Committee report, following continued negotiations during the application process, the applicant agreed to provide the tenure and mix as requested by the Council's Housing Strategic Housing and Enabling Officer. The agreed mix was 70% social rent and 30% affordable housing for sale (shared ownership); however, when the applicant confirmed their agreement to this tenure mix, it was again on a "without prejudice basis". Based on the information contained within the appellant's Pre-Inquiry Statement of Case, the applicant considered both social rented and affordable rented should be provided whereas the Council's Strategic Housing and Enabling Officer sought entirely social rented units. As such, the type of rented units to be secured was a matter now in dispute. The requirement for entirely social

rented units was based on the latest evidence of need available, the Local Housing Needs Assessment 2020, and indicated that a far greater need existed for social rented units. Given the Local Housing Needs Assessment provided an up-to-date indication of the current tenure needs, Officers considered that the tenure mix proposed by the applicant would not secure a mixed and balanced community, nor would it satisfactorily meet the needs of the local area which was required by the development plan. In the absence of a completed planning obligation, there were no arrangements for the direct implementation or financial contribution towards education and library, affordable housing, recycling and waste bin facilities, a Travel Plan, highway infrastructure improvements and the provision of a Locally Equipped Area of Play on site, all of which were required as a consequence of the proposed development.

- 72.5 Given the change in the applicant's position on education provision and the affordable housing tenure mix, a new balancing exercise had been carried out and, when taking into account all of the material considerations and the weight to be attributed to each one, it was considered that the identified harms in relation to the failure to provide adequate provision towards education facilities, the failure to provide a mixed and balance community to meet the needs of the local area, and as there were no arrangements in place for the direct implementation or financial contribution towards the provision of affordable housing, infrastructure and services required as a consequence of the proposed development, would significantly and demonstrably outweigh the benefits in the overall planning balance. With that in mind, and in the context of the current appeal, the Officer recommendation was minded to refuse and the three reasons for refusal as cited were set out in the Additional Representations Sheet. The Planning Officer indicated that a representative from the Transportation Consultancy, which had carried out the transport assessment, and a representative from Hydrock, which had carried out the assessment of the site to establish an appropriate SuDS for the proposed development, were in attendance and had both offered to do a brief presentation to detail how the work was carried out and the findings.
- 72.6 The Chair invited the representative from the Transportation Consultancy to give his presentation. The representative advised that the Transportation Consultancy was appointed to provide a full and thorough review of the application. At the heart of the independent review was a traffic impact assessment to determine the impact of the development. Due to the fact that traffic had not returned to pre-COVID levels, it was not possible or reliable to collect data at this time to aid the review. Notwithstanding this, an assessment had been undertaken using a comparison of a traffic survey undertaken in 2019 and the data used in the transport assessment. The results had demonstrated that the transport assessment was a worst-case scenario and the growth factors applied were higher than the actual recorded traffic survey in 2019. The capacity assessment revealed that the junction and the local highway network operated without any concerns and both Gloucestershire County Council and National Highways were supportive of the proposals, therefore, it had been clearly demonstrated that there were no justifiable reasons for refusal on highways and transport grounds.
- 72.7 The Chair invited the representative from Hydrock to give his presentation. The representative confirmed that he had carried out an independent review of the flood risk assessment for the site to establish whether the SuDS principles were acceptable. He had looked at the original design for the greenfield site and the expectations in terms of run-off rate. The proposals had been assessed against four criteria: capacity in the wider network; whether the proposals would accommodate a 1/100 year flood event plus 40% additional capacity for climate change; whether the SuDS were appropriate to ensure a storm event above 1/100 year would not impact property on and outside the site; and if the foul water network was sufficient. The assessment had shown there was sufficient capacity within the network and the run-off rate would largely be an improvement on the existing

situation or would remain the same. The drainage proposals were generally acceptable for a 1/100 year flood event allowing for a 40% increase for climate change – whilst the SuDS were fundamentally acceptable, some items within the modelling could be tweaked to ensure that attenuation volumes were sufficient should the storage within the network be lower than assumed. The representative confirmed that the proposed SuDS met the guidance and standards and were therefore acceptable in that regard. The foul drainage arrangements had been reviewed and could not be fully signed off at this stage based on the level of design but there was a strategy in place. He noted there had been some concern about land being cut off but confirmed that could be addressed by condition as that level of design was not expected at the outline application stage. Severn Trent Water had raised no objection to the scheme, subject to conditions, and the representative indicated it would not have done that if there was not sufficient capacity. In summary, the independent assessment had confirmed that the fundamental principles of both the storm and foul water strategy were acceptable, albeit with some minor changes needed at the detailed design stage to secure full sign off.

72.8 The Chair invited the representative from Down Hatherley Parish Council to address the Committee. The Parish Council representative indicated that, when this application had previously been considered, the Parish Council spokesperson had raised several issues of serious local concern and the long-standing arguments surrounding the significantly increased flood risks to neighbouring settlements represented by the area's Joint Core Strategy allocation had been highlighted. Members had also been reminded of the flooding event and catastrophic failure of the infrastructure in Ash Lane in December 2020 resulting in a toxic mixture of sewage and floodwater overwhelming homes, garages and gardens – the representative indicated that some people still could not use their showers at certain times of the day. The Committee had been informed that the pumping station in Ash Lane was at a pinch point, struggling to cope with the current volumes from several surrounding settlements and local opinion was that the proposal for much of this development to be added to that overburdened system would be totally irresponsible. Additionally, for years, local evidence had been provided that the Environment Agency flood maps for the area were grossly out of date, hence the flood risk advice being provided to the Committee was totally flawed. The Parish Council argued that the Lead Local Flood Authority's statement that the location was entirely in Flood Zone 1 and surface water mapping indicated the site was not at risk of surface water flooding was utter nonsense and the Parish Council representative urged Members to look again at the local evidence to the contrary. The Parish Council had also raised concerns over the proposed site access; the access road would cross Brook Lane which was unadopted, thus owned and maintained by local residents and the Parish Council had questioned what rights of access the developers had without gaining permission from the residents. Furthermore, Brook Lane was a bridleway and the Parish Council questioned whether it was legal to put a highway across a bridleway. The Parish Council considered that access to the site via Brook Lane would be unacceptable; however, many would attempt to use this totally unsuitable shortcut to try to avoid holdups elsewhere which would create a rat-run along Brook Lane and Ash Lane, another private road. The Parish Council was extremely disappointed to discover that the two assessments commissioned following the deferral did not address the issues raised, therefore, the reports produced from these assessments simply did nothing to alleviate the Parish Council's concerns. The fact there had been no further consultation, or challenging, of Severn Trent, the Environment Agency and the Lead Local Flood Authority beggared belief given the flavour of the Planning Committee's debate on deferral.

- 72.9 The Chair invited the representative from Twigworth Parish Council to address the Committee. The Parish Council representative raised concern that the recent Hydrock flood report did not put anything to bed – there were still ifs and buts and things which needed modelling, checking and so on. For instance, with regard to SuDS, the attenuation ponds depended on groundwater not being too high but it was high - the applicant's agent had found groundwater at one metre which may be the case during a dry patch but, during a wet time, put a spade half into the ground and the hole would fill up with water. The hydrologist Professor Iain Cluckie had stated that the site had all of the undesirable aspects imaginable - it had almost no slope, zero infiltration, a high groundwater level which limited the impact of a pond and had made-up land upon which the houses were to be built. Another key problem area was the Hatherley Brook and all upstream catchment changes to the flow regime of the Brook would impact upon its ability to convey flow. He stated that the 40% addition for climate change was fairly arbitrary and had increased several times since the development of SuDS. Professor Cluckie was also concerned about the somewhat arbitrary setting of the risk level in the greenfield run-off calculation to QBAR – the Parish Council felt that was fairly critical as Brook Lane water run-off calculations were based on an average rainfall, not a worst-case scenario as in 2007, or even just a bad-case one as in 2020. The Parish Council did have rainfall figures which it had given to the Lead Local Flood Authority but had heard nothing back. The Parish Council's experts did not agree with the developer's experts and they were not being paid and did not have any other interest. The Parish Council representative felt he spoke for everyone in the villages impacted by this development when he said that Tewkesbury Borough Council's policy seemed to ignore the people who lived there already.
- 72.10 The Chair invited a local resident speaking in objection to the application to address the Committee. The local resident indicated that she was speaking on behalf of the residents of Brook Lane who strongly objected to the proposed development. One of the main concerns was the increased risk of flooding for the homes already situated in Brook Lane, and Ash Lane due to overdevelopment of the land and breaching of the ditches and gullies which was already visible by Brook House where the proposed access would cross Brook Lane. There was already standing water on the proposed development site and no adequate additional flood prevention or drainage was shown on the plans. The local resident did not feel the revised report had gone far enough into researching the issues and nobody local had been taken into account. If the development went ahead, the local resident felt that a condition should be included requiring the gullies and drains to be cleared prior to the commencement of any work and to ensure they were kept clear and improved. In terms of access, Brook Lane was privately owned and maintained by residents; it was also a bridleway which would be blocked or crossed by the access road to the proposed development. There had been no communication or consultation with residents regarding the proposed development or the use/obstruction of the lane. The local resident noted from comments and statements that improvements to road surfaces, bollards and street lighting would be required but, again, there had been no communication or consultation on this matter. The junction of Brook Lane onto the A38 was unsuitable for a large amount of traffic and access was also required along Brook Lane for properties, horses and refuse collectors accessing parts of that end of Ash Lane. Despite it being deemed necessary at the February Planning Committee to hold a meeting between Officers, the developer and local residents, this had been refused by the developer and residents felt let down; the local resident had personally asked the developer for a meeting and had also been refused. The original consultation leaflet on the proposed development sent out to the local residents pitched the development as being in Twigworth, not Down Hatherley, making it appear to be part of the new build already underway – local residents felt this was deliberately misleading, particularly as 160 extra homes would nearly double the size of Down Hatherley. In addition, the local property character referenced by the developer was flawed as it

showed all houses when the surrounding Brook Lane and Ash Lane was a 50/50 mix of houses and bungalows and there were single level properties on Orchard Park which was again misleading those who did not know the local area. The local resident expressed the view that consultation and communication were two key elements which she felt were sadly lacking on the side of the developer and the Planning department in this instance and she urged Members to be minded to refuse the application.

- 72.11 The Chair invited the applicant's representative to address the Committee. The applicant's representative noted that the application had been recommended for permission but had been deferred at the meeting in February to allow for a "sense check" with regards to the traffic assessment and for an independent assessment of the site to be undertaken to establish an appropriate drainage system for the proposal. The two assessments had been carried out and supported the conclusions of the applicant's professional team and those of the Borough Council's statutory consultees on those matters. The position was, therefore, that the site was allocated and so the principle of development had already been established through the plan-making process; relevant statutory consultees raised no objection to the application; Officers had recommended, at the Planning Committee in February, that permission be granted subject to Section 106 Agreements and conditions; third party consultants had since verified the transport and drainage assessments; upon receipt of the additional evidence from third party consultants, Officers maintained that there were no grounds for refusal in relation to traffic and, with regard to drainage, the Hydrock report made clear that the fundamental principles were acceptable and, as set out in the Committee report, a satisfactory drainage scheme taking into account the recommendations, could be secured by condition as was appropriate for an outline application with all matters reserved; and, there was no other evidence to contradict the experts or which could be used to properly substantiate a reason for refusal. The applicant's representative confirmed that the planning obligations had all been agreed by the applicant and would, amongst other things, deliver 35% affordable housing in the tenure mix sought by the Council, the agreed education contributions, bus stop improvements on the eastern side of the A38, tactile paving at the junction of Norton Garden Centre and the A38 as well as contributions towards library facilities, recycling and waste bins, travel planning and the provision of an on-site Locally Equipped Area for Play. The applicant's representative indicated that the application for planning permission accorded with the development plan and, subject to entering into these planning obligations, there were no other material considerations indicating that this planning application should be determined in any other way than in accordance with the development plan.
- 72.12 The Chair invited one of the local Ward Members for the area to address the Committee. The local Ward Member had been interested to note that the Committee report stated that the benefit of the proposal would be that it would help to meet the objectively assessed need for housing in the borough; however, he pointed out that it would actually meet Gloucester City's needs as none of the housing would count towards Tewkesbury Borough's need. The local Ward Member noted that Members had already heard about flooding and other issues so he would go to the crux in planning terms which was infrastructure. The local Ward Member noted that the planning system had three overarching objectives and, in terms of the social objective, Paragraph 8 b) of the National Planning Policy Framework required development to help support strong, vibrant and healthy communities with accessible services that reflected current and future needs and supported communities – the proposed development did not adhere to this. Paragraph 11 required plans to align growth and infrastructure and, under Joint Core Strategy Policy A1 – Innsworth and Twigworth, it stated the strategic allocation identified at Innsworth and Twigworth, as shown on policy map A1, would be expected to deliver new primary and secondary schools and facilities as well as

mentioning a potential link road between the A38 and A40. In terms of education provision, it had already been identified that this development did not comply with Department for Education home to school travel and transport statutory guidance, or the Gloucestershire Local Transport Plan, as, at a primary level within the two mile statutory distance, there was no capacity to accommodate children from this development. At secondary level in this area, Gloucestershire County Council had confirmed the importance of a new secondary school site in the specific areas of housing and identified that, with planned and strategic housing, there would be an eight form entry shortage of places in the area by 2023. In his view, the impact of the shortages unquestionably illustrated the adverse impacts of permitting development that significantly and demonstrably outweighed its benefits. The developer had not even agreed to the suggested short-term fix of transporting the children, which even if implemented was not good enough and needed to be in place until a long-term fix was finalised and signed-off. The local Ward Member indicated this was not a third world country and Members should not allow a precedent to be set for houses being built without the ability to supply basic provisions such as schools. As such, the local Ward Member felt Members should be minded to refuse the application as contrary to Joint Core Strategy policies SD11, SD12, INF4, INF6, INF7, emerging Tewkesbury Borough Plan policies RES12, RES13, RCN1 and paragraphs 8b) and 11 of the National Planning Policy Framework.

- 72.13 The Chair indicated that the Officer recommendation was minded to refuse and he sought a motion from the floor. It was proposed and seconded that the Committee be minded to refuse the application in accordance with the Officer recommendation. The proposer of the motion raised concern that survey work for the drainage in relation to a neighbouring application at Yew Tree Farm had been in the process of being carried out by the developer along the A38 towards the BP Garage in Twigworth but that had stopped three quarters of the way through. In addition, the Environment Agency map had shown that the BP Garage had not flooded last year but he disputed that having gone to the site and seen it for himself. A Member indicated that he was supportive of the proposal but wished to strengthen the reasons for the refusal. He felt the Design and Access Statement was minimal, vague, unambitious and not of a high standard required by the National Design Guide or in line with the National Planning Policy Framework – in his view, the developer had set a low standard and failed to achieve it. The Lead Local Flood Authority acknowledged some history of flooding in the area, predominantly due to sewer flooding, yet thousands of houses within the strategic A1 site would all feed into a network which was over 70 years old and, according to the Lead Local Flood Authority, could not cope with existing capacity. Whilst he recognised that nobody from Severn Trent Water was in attendance at the meeting, he wished to know the capacity of the system and what survey work had actually been undertaken – as a Member of Innsworth Parish Council he attended Parish Council meetings and had heard from residents of a new development in Innsworth whose toilets did not flush. He noted that a contribution of £31,360 had been sought towards library provision and he questioned what that would be spent on specifically – a question he had asked before but had not received an answer to. He recognised that condition 11 had been updated but asked who was responsible for monitoring that work and whether the three local Ward Members could have regular email updates as to its progress. In terms of highways, there had been no mention of the speed limit on the A38. As County Highways had suggested a modification to the paving to make this tactile paving, and bus stops would be on either side of the road which would be used by children during term time, he asked whether it was possible to include a condition to reduce the speed limit to 30mph. Finally, he asked if something could be done in relation to water pressure in the area as Twigworth, Longford and Innsworth had all been suffering from low pressure for the last 18-24 months with

some residents being unable to shower during peak times in the mornings and evenings. He felt this was unacceptable by today's standards and needed to be addressed as a matter of urgency.

- 72.14 In response, the Planning Officer advised that the Design and Access Statement could not be used as a reason for refusal given that the application was seeking outline consent. Should the Inspector allow the appeal, the Council would be able to put forward a list of conditions which would include condition 5, as set out at Page No. 52 of the Committee report, which required the submission of a Design Principles document prior to the reserved matters application. Where matters could be addressed by condition or legal obligation that was the preferred approach. With regard to the issues around drainage, she explained that Severn Trent was a statutory consultee and had raised no objection to the application. In her view, it would be very difficult to defend an appeal on the grounds of drainage based on the technical evidence from the Lead Local Flood Authority, the Council's independent review and given that Severn Trent had indicated there was capacity and that could be secured by condition. In respect of the library contribution, the information contained within the Committee report was the only information received from the County Council; however, she recognised this matter had been raised by the Member previously and she undertook to discuss this with the County Council outside of the meeting to establish if more details could be provided about where the contribution would go. The concerns about water pressure were not directly related to the development before Members and would need to be taken up with Severn Trent outside of the meeting. The County Highways representative advised that, in his opinion, the request to reduce the speed limit on the A38 would not meet the necessary tests and could not be substantiated at appeal given that the future of the development did not hinge on that, being part of a wider allocation. In summary, the Planning Officer did not feel any of the additional reasons suggested could be successfully defended at appeal and her recommendation was that the refusal should be on the basis of the three reasons set out in the Additional Representations Sheet, attached at Appendix 1. The Member asked whether they could be put down as conditions, should the Inspector decide to allow the appeal, and the Planning Officer confirmed that the Council would need to put forward its recommended conditions at the inquiry stage and further discussion could take place prior to that.

- 72.15 Upon being put to the vote, it was

RESOLVED That Members be **MINDED TO REFUSE** the application in accordance with the Officer recommendation.

21/00291/OUT - Part Parcel 0025, Hillend, Twyning

- 72.16 This was an outline application for up to 55 dwellings and detailed access from Hill End Road with all other matters reserved. The Planning Committee had visited the application site on Thursday 14 April 2022.
- 72.17 The Planning Officer advised that Members would be aware that a non-determination appeal had been submitted in respect of this application, therefore, the Council must advise the Planning Inspectorate as to how it would have determined the application, had it remained the decision-maker. The site was a 3.15 hectare parcel of land located to the north of Twyning and was situated to the east of Hill End Road and north of the urban edge of the village. The land status was currently agricultural; however, a large volume of trees had been planted circa 10 years ago which gave the appearance of a developing woodland and a Tree Preservation Order (TPO) had been confirmed by the Planning Committee in February. In addition, there were numerous public footpaths running through the site, connecting the residential area from the south with the wider countryside to the north. The site itself was outside of the locally designated Landscape Protection

Zone and the Twyning settlement boundary as defined in the emerging Borough Plan and the Twyning Neighbourhood Development Plan. The application was supported by an indicative layout plan which showed access to be taken into the site from Hill End Road. It was proposed that building heights would vary between two and 2.5 storeys around key nodes and gateways within the site. The proposed dwellings would be a mix of open market and affordable tenures, with dwellings comprising a mixture of one, two, three and four bedrooms; the application site proposed an on-site contribution of 40% affordable housing. An assessment of the main material considerations was set out in the Committee report with the key harms and benefits highlighted. Members were advised that, with regard to the principle of development, the application site was located outside of the defined settlement boundary and was not allocated for housing development; however, it was not within an isolated rural location and future residents would have access to services in Twyning and Tewkesbury, although there would be some reliance on cars. As Members would be aware, the Council could not currently demonstrate a five year supply of deliverable housing land and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the National Planning Policy Framework as a whole. The development would contribute towards the supply of housing – both market and affordable – to help meet the objectively assessed need of the area and, overall, Officers afforded this significant weight. There would also be social economic benefits from the construction process. Nevertheless, there were identified harms arising from the conflict with the development plan policies as well as landscape harm by reason of encroachment into the open countryside and the loss of some TPO trees. It was considered that this weight was moderate and there was potential to further minimise landscape harm through an appropriate landscaping scheme at the reserved matters stage. Overall, taking into account all of the material considerations and the weight to be attributed to each one, it was considered that the identified harms would not significantly and demonstrably outweigh the benefits of the proposal and the Officer recommendation was minded to permit, subject to the appellant submitting to the Planning Inspectorate during the course of the appeal the appropriate Section 106 Agreements to secure the necessary planning obligations identified.

- 72.18 The Chair invited a representative from Twyning Parish Council to address the Committee. The Parish Council representative indicated that it was the Parish Council's view that a motion to refuse could not be sustained by virtue of the Council's abysmal 3.82 year housing land supply, the out of date nature of its extant policies, the discrediting of new policies in the emerging Borough Plan and the engagement of the tilted balance within Paragraph 11 of the National Planning Policy Framework and the presumption in favour of development. It was pointless to dwell on those matters to the exclusion of other impacts that were now seriously affecting the way of life in communities, the enormous strain on infrastructure and the total reliance on the motor car in isolated locations. The presumption indicated that a sustainable pattern of development should meet the needs of the local area, align growth and infrastructure, improve the environment and mitigate climate change. It was impossible to see how exponential growth in one small rural community could possibly achieve the aims and objectives of sustainability and the Parish Council simply did not understand the Borough Council's position that there was no tangible harm in directing additional housing growth to Twyning. The Parish Council representative stated that additional housing over and above the recently approved 68 new dwellings was not something the community could reasonably sustain and to hear a leading Barrister say that the Borough Council was in denial and the development plan was either faltering or broken was a terrible indictment of the inertia that had afflicted the Borough Council. The proposed wilful destruction of a valued woodland was promoting outrage in the local community and condemnation from others such as the CPRE (The Countryside Charity). The Parish Council representative explained that Twyning was an isolated community,

the lowest assessed Service Village, and matters such as transport and accessibility should be given the fullest attention. Twyning had narrow single track roads, failing infrastructure and no public bus service as well as being farthest from the major conurbations of Cheltenham and Gloucester. Parishioners in Twyning found themselves overwhelmed with new development and with an infrastructure that was completely unsustainable. The Parish Council representative pointed out that the Borough Council was aware of the issues with the sewer network and he asked how it was expected to cope with another 164 dwellings particularly given Severn Trent's response to the consultation on planning application ref: 22/00232/FUL - Land To The South Of Geston Place, Twyning for 21 dwellings which stated that there was currently no capacity available to accommodate foul flows from the development. The Parish Council felt that Twyning should no longer be the borough/county dumping ground for quarries, distribution centres and unlimited housing development and the sustainability factor must now play a significant role in the determination of these applications.

72.19 The Chair invited an objector to address the Committee. The objector indicated that she was representing hundreds of constituents as she had been contacted more regarding this application than on any other subject since becoming a Councillor. She pointed out that, in addition to the school already being full, horrendous ongoing sewage issues, lack of public transport and the narrow, busy access lane, the application was within the Twyning Neighbourhood Development Plan boundary and Twyning, as a Service Village, had already exceeded its quota of new homes. Despite those reasons, which she felt should be enough to satisfy planning rules and regulations, there was an urgent biodiversity and climate emergency which the destruction of this habitat would further fuel. Additionally, there was a more emotional response – the fear of the loss of this precious oasis at the heart of the village. She indicated that over 300 people had objected to the proposal, around 70 residents had shown their presence at the Planning Committee Site Visit the previous week, nearly 700 ribbons had been tied to the unsightly, oppressive fences, there had been mass support for the TPOs and the Community Right to Bid and there were people in the public gallery today – she asked what more the public had to do before the Council took into account their views. She had full confidence in the Committee and felt it would be ridiculous to vote minded to permit following the unanimous decision to agree permanent TPOs on the whole site just nine weeks ago. Planning Committee Members who went on the Planning Committee Site Visit would be fully aware of the insanity of felling this ten year old woodland in the centre of the village. She had recently attended the first meeting of Gloucestershire County Council's tree planting network group, which would see Councils and residents working together with the aim of planting a million trees. The meeting had been well-attended and energising, yet she questioned the point of a group like that if, whilst planting new trees in one location, 2,000 trees could be felled elsewhere in the county. It was her opinion that the application was just plain wrong as the destruction of this biodiverse habitat, valued by those before, during and since lockdown, would be an injustice and an insult to everyone who used it and a severe blow to wildlife and the mental and physical health of residents. She implored Members to make the humane choice and conclude with a minded to refuse decision.

72.20 The Chair invited the applicant's agent, speaking in support of the application, to address the Committee. The applicant's agent indicated that Twyning was a designated Service Village in the Joint Core Strategy, one of 12 such Service Villages the Council had designated to meet the housing needs of the borough over the plan period. With that in mind, it was fully expected that applications like this would be made for development within and around the edge of Twyning to meet that need. The applicant's agent advised that the site was located on the northern urban edge of the village and was well connected to it and the site was not affected by any land use designations or listed buildings. Therefore, it represented an obvious

location for development and the expectation of the Joint Core Strategy and National Planning Policy Framework was that it would be delivered. The delivery of sites such as this was even more critical now given the fragility of the Council's housing supply situation – as Members were aware, the Council was currently unable to demonstrate a five year supply and appeal Inspectors had recently poured doubt on the Council's ability to demonstrate a supply even at the point of adoption of the Borough Plan – it would certainly not be able to demonstrate a supply in December when the Standard Methodology kicked in. These factors were dictating the way in which decisions were being made by Inspectors at appeal and Members would be mindful of the recently allowed appeal at Fleet Lane, Twyning where costs were awarded against the Council due to an undefendable approach; similar appeals had been allowed at Fiddington and Coombe Hill. The applicant's agent recognised that making decisions on applications such as this, particularly where there was a large amount of public opposition, was very difficult; however, in his view Officers had got it absolutely right as there were no defensible planning grounds upon which to base a refusal in this case, particularly in the context of the tilted balance. The applicant's agent went on to indicate that the site's only notable constraint was the TPO made recently; however, as Officers had correctly identified, granting permission here would actually create an enhancement in that the loss of some of the trees would facilitate the long-term management of the majority to be retained, it would allow public access to the wider site and substantial areas of public open space to be created. The applicant's agent was aware of the local suggestion that it was public land but it was not, it was privately owned land so the proposal to give over substantial areas for community use was a public benefit. The responses of technical consultees confirmed that the development was acceptable in all other respects with County Highways, the Lead Local Flood Authority, Severn Trent Water, the Council's Ecological Adviser, Urban Design Officer and the County Archaeologist all confirming their acceptance of the proposal. Furthermore, the scheme provided a policy compliant contribution of 40% affordable housing as well as education and community contributions. The applicant's agent appreciated the difficult position Members were in with being asked to approve these applications, particularly when there was strong local opposition; however, the recent decision to award costs against the Council on the Fleet Lane appeal really did appear to be an indication of what was in store if policy compliant proposals such as this were not approved. He believed he spoke for the majority of Tewkesbury Borough residents when he suggested that the best defence for developments that were truly unpalatable was to allow those which were clearly acceptable, such as this one; that was the view that appeared to have been taken by Officers and he urged Members to support their recommendation.

- 72.21 The Chair invited a local Ward Member to address the Committee. The local Ward Member indicated that he always read Planning Committee reports focusing on the harms and benefits sections; planning decisions were made by Members and not Officers and he believed this application made it clear as to why. Balancing benefits against harms was both objective and subjective and the Government had vested that decision in elected representatives of the local borough in acknowledgement that they knew their area, the things they wanted to see within them and how they wished to see them developed. This application for 55 houses was outside of the residential development boundary and Twyning had already exceeded its housing allocation as a Service Village. The site was a maturing wood that was widely used by the local community and was criss-crossed and accessed by numerous footpaths. The woodland also hosted a range of wildlife and plant habitats which would be destroyed by the development – building and construction would at best leave a tree-lined avenue, the wood would be gone. He felt that the number of people who had turned out to support and preserve the wood at the Planning Committee Site Visit was testimony to the value they attached to it and, amongst many banners, one had caught his eye saying the wood had saved that person's life when they suffered from mental health problems – these were the hidden human

benefits from a woodland to which only Members could attach a benefit. Two months ago the Committee had recognised this wood was so precious that Members had placed a TPO on it and he knew of no other site in the borough where a wood was so close and accessible to the local community. The wood was unique and, if it were of national significance, the likes of Swampy would be camped out there; it was not, but there were over 100 ordinary men, women and children at the site during the Planning Committee Site Visit and over 300 letters of objection had been received in its defence. The local Ward Member indicated that the support of those people was needed, both nationally and locally, if the policy of planting millions of trees to combat climate change was to be achieved and that support would be totally undermined if the wood was allowed to be destroyed. He recognised it was a big ask but he would like to see the Planning Committee unanimously refuse the application because Members recognised the value that the woodland brought and he hoped that would give Officers the confidence to defend this at appeal as it would say a lot about the Council, and the borough, in terms of what they valued and what they wanted to be.

72.22

The Chair indicated that the Officer recommendation was minded to permit, subject to the appellant submitting to the Planning Inspectorate in the course of the appeal the appropriate Section 106 Legal Agreements to secure the necessary planning obligations identified, and he sought a motion from the floor. It was proposed and seconded that the Committee be minded to refuse the application on the basis that the proposal conflicted with Policies SD6 and SD10 of the Joint Core Strategy, Policies GD1, GD3, H1 and LF1 of The Twyning Neighbourhood Development Plan, RES2 of the emerging Borough Plan and the recent TPO and the harm associated with building on the site would significantly and demonstrably outweigh the benefits. The proposer of the motion felt that the number of objections received in relation to the application, as well as the attendance at the Planning Committee Site Visit, demonstrated the strength of feeling amongst the local community regarding the potential loss of the woodland and highlighted its importance as a village amenity which needed to be protected for generations to come. The Planning Committee had unanimously voted to apply a TPO to the whole site and trees were currently valued more highly than ever for tackling climate change with the Queen's Green Canopy tree planting initiative which would see numerous organisations, including Gloucestershire County Council, committing to planting trees - this site was an example of 2,000 trees maturing well. Furthermore, Twyning still suffered from raw sewage spilling over manholes when it rained, the village school was full, there was no bus service and the proposed exit to Hillend Lane was dangerous. He was disappointed the Committee did not have the option to refuse the application outright; nevertheless, he hoped that a minded to refuse decision would demonstrate to the Inspector Members' strong views that the application should not be allowed for the reasons given. The seconder of the motion expressed the view that the potential cost of losing an appeal, as had been referenced by the applicant's agent, was not a consideration for the Committee. At the Planning Committee Site Visit, he had asked for the trajectory for delivering the site if this application was to go ahead and whether it would actually help meet the Council's five year housing land supply. The Planning Officer explained that it was not possible to predict exactly when it would come forward; however, an appeal had been lodged so it would be necessary to go through that process and, if allowed, an approval of reserved matters application would be required so he anticipated it was unlikely it would be delivered within a five year period. The seconder of the motion noted that the supply position had been set back due to the Borough Plan not coming forward for adoption and he asked if there was a date for that. The Legal Adviser indicated that the Inspector's report had been received last week and Officers were doing their best to bring it to Council as soon as possible but no date had been confirmed as yet.

- 72.23 During the debate which ensued, a Member indicated that she found it incredible that the Committee had agreed a TPO for the whole woodland less than two months ago and was now being asked to consider its removal so there was no way she could support the application. Another Member echoed the views of the proposer of the motion; he felt the woodland was a wonderful amenity for Twyning and the surrounding area but, over and above that, the site was outside of the development boundary and was not included in the Twyning Neighbourhood Development Plan. He recognised that certain villages, such as Twyning, had been identified as Service Villages but when that work had been carried out Members had also looked at the growth that was envisaged to be sustainable – in this case he felt the developer was taking advantage of the fact it was a Service Village and Twyning would suffer as a result; being a Service Village did not give a licence to build houses here, there and everywhere. He did not consider the access to the site to be safe due to its location on a bend on the side of a hill and he raised concern that the plans which had been submitted by the applicant showed the road as being straight when it was not. In his view it would be an accident waiting to happen with the amount of traffic that would be going in and out of the estate and he was happy to support the minded to refuse motion. In response, the Planning Officer clarified that the plans submitted were accurate and pointed out the curve on the plans which had been displayed to the Committee. The County Highways representative explained that the issue of safety was difficult to substantiate and, in this instance, there were no accident statistics to demonstrate the site access would be unsafe. The road safety audit had not identified any issues and there was no evidence to refuse the application on highway safety grounds. County Highways was satisfied with the Officer recommendation and that the access was suitable for the size of the development proposed. A Member questioned how accident statistics were obtained as not all accidents would be reported to the Police. The County Highways representative confirmed that County Highways did rely on Police reports as they were suitably qualified with appropriate survey equipment to assess incidents and provide an objective view, therefore, this was a sound, trusted source of data – minor bumps and shunts were not subject to thorough appraisal and could not carry substantial weight. Another Member noted that the application site appeared to take in all of Hillend Road and the Planning Officer advised that, although it was highways land, it was within the red line as it formed part of the planning application and needed to be included for works to the footpath at the side. A Member sought clarification as to whether the County Highways representative had visited the application site when assessing the proposal or if that had been a desk-based exercise and the County Highways representative clarified he was not the lead officer in this instance but confirmed that his colleague had been to the site. The applicant had provided a transport statement and that had been appraised based on first-hand observations.
- 72.24 A Member raised concern that the Officer recommendation was minded to permit and, whilst he recognised the concerns, apart from the point about the site being outside of the development boundary he was yet to hear any substantive reason to be minded to refuse the proposal. The proposer of the motion had put forward a list of policies but had not stated how they would apply and in what way they could be used. He asked what substantive reasons for refusal could be raised and if the TPO issue would feature effectively within that. The Legal Adviser confirmed that the tilted balance was engaged as the Council's housing land supply was 3.83 years at the present time. Officers had come to a judgement in relation to the proposal and it may be reasonable, depending on the grounds, for Members to come to a different judgement. In terms of sewage issues which had been referenced by the proposer of the motion, at the previous appeal in relation to Fleet Lane, the Inspector had taken the position that this could be dealt with by condition, therefore it was unlikely a refusal reason could be substantiated on that basis in this case. The Planning Officer advised that the TPO was a material consideration in the planning balance. The Development Manager explained there was no guarantee that the land would be developed at the time the TPO had been brought to the

Committee and the Inspector may dismiss the appeal so there was still no guarantee what would happen with the land going forward.

- 72.25 The Chair indicated that he was reluctant to disagree with the expert advice but Members attending the Planning Committee Site Visit had all been concerned about the bend of the road and he did not see how the impact of traffic could be modelled when there was no traffic currently going into, or out of, what would be the entrance to the site. The resultant removal of the hedgerow to make it safe would have a detrimental impact on the landscape locally and, in his view, that was a reason to refuse the proposal. A Member shared this view - he felt it was acceptable for the Committee to have concerns about highway safety despite County Highways raising no objection to the proposal. The County Highways representative indicated that he would not comment on the hedgerow itself as landscaping was outside of his remit – he looked at the safety elements and not any landscape around that. He acknowledged the Committee was entitled to take a different view, but his advice was that Members should be satisfied they had sufficient evidence to justify a refusal reason and, if they did go against consultee advice, they must be confident it was robust enough to be defensible. The seconder of the motion felt the majority of Members would be supportive of a refusal reason based on the detrimental impact on the landscape and habitats from removal of the hedgerow required to provide safe access and egress. The proposer of the motion noted as regards sewage that an Inspector was unlikely to take that into account. On the Planning Officer seeking clarification as to whether concerns regarding access were in respect of highway safety or the impact the removal of the hedge would have, the proposer of the motion confirmed it was both. The Planning Officer indicated that from the discussion that had taken place, he had noted the following minded to refuse reasons: conflict with policies in respect of housing strategy, impacts on landscape character and green infrastructure, highway safety and the absence of a Section 106 Agreement. The proposer and seconder of the motion confirmed they were happy with the reasons outlined and, upon being put to the vote, it was

RESOLVED That Member be **MIND TO REFUSE** the application as it would conflict with policies in respect of housing strategy, impacts on landscape character and green infrastructure, highway safety and the absence of a Section 106 Agreement.

21/01554/FUL - Manor Farm Buildings, Alstone

- 72.26 This application was for demolition of existing buildings and erection of seven dwellings, new access arrangements and associated works.
- 72.27 The Planning Officer advised that the application site comprised a farmyard complex and included a number of large portal frame buildings to the central and eastern part of the site with an area of hardstanding to the western side which was used for the storage of vehicles and trailers. The site lay at the western edge of the settlement and adjoined residential properties to its eastern boundary with the northern, southern and western boundaries adjoining the open countryside. The application sought full planning permission for the redevelopment of the site with seven detached dwellings. The site would be laid out with four dwellings in a tandem arrangement to the central and eastern part of the site and three dwellings orientated at 90 degrees to the road to the western part of the site. In terms of the principle of the development, the proposal lay outside of a defined settlement boundary and conflicted with Policy SD10 of the Joint Core Strategy; however, in accordance with Paragraph 11 of the National Planning Policy Framework, and given the Council's current housing land supply position, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole. It was considered that, whilst the proposal would

result in some harm to the landscape by reason of encroachment, harms would not significantly and demonstrably outweigh the social and economic benefits associated with the delivery of up to seven dwellings. Draft amended plans had now been received which had addressed the main concerns raised and these were included in the Additional Representations Sheet, attached at Appendix 1. The County Highways Officer had confirmed there were no technical or highway safety objections to the proposal and the Officer recommendation was that authority be delegated to the Development Manager to permit the application, subject to additional conditions which may be necessary.

- 72.28 The Chair indicated that there were no public speakers for this item. The Officer recommendation was to delegate authority to the Development Manager to permit the application, subject to additional conditions which may be necessary, 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. A Member expressed the view that the proposal would tidy up this part of the village although the type of houses being provided would likely be too expensive for the younger population which was a shame. Upon being put to the vote, it was

RESOLVED That authority be **DELEGATED** to the Development Manager to **PERMIT** the application, subject to additional conditions which may be necessary, in accordance with the Officer recommendation.

21/01282/OUT - Land Adjacent Greenacres, Hillend, Twyning

- 72.29 This was an outline application for the erection of five dwellings with access from Greenacres, with all other matters reserved.
- 72.30 The Planning Officer advised that the application site comprised a parcel of land to the south-west of Greenacres, a small, residential cul-de-sac dating from the early 1990's. The application was set to the south-west of that development and comprised an undeveloped parcel of land which sloped down to the south and lay adjacent to the settlement boundary to Twyning. In terms of the principle of the development, the proposal was within a Service Village but outside of a defined settlement boundary and conflicted with Policy SD10 of the Joint Core Strategy; however, in accordance with Paragraph 11 of the National Planning Policy Framework, and given the Council's current land supply position, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole. It was considered that, whilst the proposal would result in some harm to the landscape by reason of encroachment, the harms would not significantly and demonstrably outweigh the social and economic benefits associated with the delivery of up to five dwellings within a Service Village location. Significant concerns had been raised in respect of flood risk and drainage and the applicant had confirmed that flood modelling and drainage works had started and a scheme of works for the site was proposed which would seek to address the drainage impacts of the proposed development and also alleviate existing local surface water issues off-site; the principles had been submitted and technical assessment was awaited. The specific details would be subject to further consideration once the assessment had been submitted. Since publication of the Committee report, a further representation had been received from a member of the public which reiterated concerns already received. The applicant had also submitted a further representation in respect of the application. The Council's Conservation Officer had confirmed that the proposal was unlikely to result in harm to the setting of the Grade II listed Freeman's Court and would be acceptable on heritage grounds. As such, the Officer recommendation was that authority be

delegated to the Development Manager to permit the application, subject to the results of the pending drainage assessment and those details being considered acceptable.

- 72.31 The Chair invited a representative from Twyning Parish Council to address the Committee. The Parish Council representative explained that, under current conditions, this application would be expected to be permitted; however, the Parish Council was aghast at the suggestion that the site was fit for human habitation and that the Officer recommendation was delegated permit. The history of the site was there for all to see and it was difficult to understand the Officer recommendation given the compelling flood risk evidence. The Committee report referred to the Council's Flood Risk Management Engineer having flood concerns and indicated those concerns were graded as 'grave' which mirrored his previous comments on the earlier application which led to that being sensibly withdrawn. No mitigation methodology had been provided aside from some vague references to a gully and the promise that water would not add to flooding elsewhere; Members had been provided with photographic evidence that this casual solution was nonsense and it was contrary to relevant paragraphs in the National Planning Policy Framework, Joint Core Strategy, the emerging Local Plan and the Twyning Neighbourhood Development Plan. The Parish Council considered this a very poor application beset with inaccuracies which demonstrated its 'cut and paste' nature. Notwithstanding all the other issues, to build houses on a field with high levels of flooding – a risk to life – made no sense at all. This location channelled water from the fields to the north which was the source of the problem and no amount of on-site water management solutions, however vague, would change the topography.
- 72.32 The Chair invited an objector to the application to address the Committee. The objector indicated that the site was outside of the settlement boundary of the Neighbourhood Development Plan, would not help the already major sewage issues affecting the village, the school was at full capacity, the lack of public transport was shameful and forced those who lived there to have a car, plus the Service Village had already exceeded its quota of new homes. Furthermore, the site was within Flood Zone 1 and she questioned whether any Member would knowingly buy a house with that categorisation. She noted the application had previously been withdrawn more than once due to inadequate drainage solutions and the high risk of flooding. She reminded the Committee that the area had flooded in 2007 and sat in water after rainfall with significant parts of the site at high risk of surface water flooding. The biodiversity of a scruffy area of scrub should also not be underestimated and she questioned where birds, insects, small mammals and reptiles were supposed to go if every inch of land was under tarmac. These areas were much needed to absorb rain which in itself could become a more frequent and therefore serious threat as climate change accelerated. The objector was very much hoping that the sense the Committee showed in its consideration of the Agenda Item 5b would continue and this application would also be refused.
- 72.33 The Chair invited a local Ward Member to address the Committee. The local Ward Member indicated that what concerned him about the application was the lack of detail about how flooding and surface water run-off would be dealt with. He understood the planning history of the site showed that previous plans had been withdrawn because those issues could not be overcome; he had also been made aware that Severn Trent believed the drainage system to be at capacity and it could take years to increase that. He was fully aware that Twyning itself had experienced a number of flooding issues over the years due to problems with sewers with manhole covers being lifted in the High Street due to water pressure following heavy rain. The site was on high ground and the water would flow into an already overwhelmed drainage system. Despite assurances those problems could be overcome, he wished to see full written details.

72.34 The Chair indicated that the Officer recommendation was to delegate authority to the Development Manager to permit the application, subject to the results of the drainage assessment and those details being considered acceptable, and he sought a motion from the floor. It was proposed that the application be deferred pending further details to address the drainage situation. The proposer noted that Page No. 145, Paragraph 7.26 of the Committee report stated that an update would be provided at Committee but that had not been supplied. The Chair clarified that the application before Members was in outline therefore the details would be provided at the approval of reserved matters stage. There was no seconder for the proposal. It was subsequently proposed and seconded that authority be delegated to the Development Manager to permit the application in accordance with the Officer recommendation. The seconder of the motion indicated that, unfortunately, he could not find a planning justification for refusing the application given the delegated authority recommendation. The Planning Officer clarified that if Members were minded to delegate authority to the Development Manager to permit the application this meant that, if the applicant could demonstrate to the satisfaction of the Development Manager, as informed by the advice of the Council's drainage experts who would review the details put forward, that the drainage issues could be dealt with, the application would be permitted; if they could not then the scheme would fail and it would be refused. A drainage strategy had been put forward setting out the principles so it was a case of going through the technical details to ensure the proposal was capable of providing alleviation for surface water run-off as well as drainage for the development itself. On the basis of this advice, the seconder of the motion withdrew his support for the motion. A Member sought clarification as to whether the reserved matters application would require a Committee determination, should Members be minded to permit the application before them today, as she was concerned about the plan for the design of the houses which was a consideration for the reserved matters stage. In response, the Planning Officer advised that, subject to outline planning permission being granted, a reserved matters application would be required to deal with appearance, layout, scale and landscaping – the only matter being dealt with at this stage was access. The Legal Adviser explained that that reserved matters applications for up to 20 dwellings would be dealt with by Officers under the planning scheme of delegation. As the proposal was for less than this, its reserved matters approval application would not automatically come to Planning Committee; however, there was an option for Members to call-in the application for a Committee determination. The Chair expressed the view that the reserved matters application ought to come back to the Committee given the concerns that had been raised. The Member who had seconded the motion for a delegated permit, and subsequently withdrawn this, indicated that he would be willing to second the motion on the assurance that the reserved matters application would come back to the Committee. The Member who had proposed the deferral welcomed the reserved matters application coming back to the Committee for determination; nevertheless, whilst he recognised this was an outline application, Members had been told they would have an update on the drainage details at today's meeting and that had not been provided so he could not support the motion for a delegated permit. Another Member asked if it was possible to defer the application in order for a full application to be submitted on the basis that Members were not happy with the proposal and wanted more detail. A Member agreed that a full application would be a safer route to follow given the concerns expressed and would allow the Committee to make an informed decision. In response, the Development Manager advised that was not an option as the applicant could not be compelled to submit a full application – Members were being asked to determine the outline application before them on the basis of the principle of development on the site and the access arrangements.

- 72.35 Upon being put to the vote, the proposal to delegate authority to the Development Manager to permit the application, subject to the results of the pending drainage assessment and those details being considered acceptable and any subsequent matters being brought to the Committee for determination, was lost. It was subsequently proposed and seconded that the application be deferred pending further details to address the drainage situation. Upon being put to the vote, it was
- RESOLVED** That the application be **DEFERRED** pending further details to address the drainage situation.

21/00133/APP - Land North of Innsworth Lane, Innsworth

- 72.36 This was a reserved matters application for access, appearance, landscaping, layout and scale for 179 new dwellings on phase 5 of the residential development. The Planning Committee had visited the application site on Thursday 14 April 2022.
- 72.37 The Planning Officer advised that the principle of residential development at this site had been established through the grant of outline planning permission and its subsequent allocation for housing in the Joint Core Strategy as part of the wider Innsworth and Twigworth strategic allocation. The key principles guiding reserved matters applications had also been approved by the planning authority and included a Site Wide Masterplan Document and a site-wide attenuation and drainage strategy. This application sought approval of reserved matters pursuant to the outline planning permission and the issues to be considered were access, appearance, landscaping, layout, scale and compliance with the approved documents. As set out in the Committee report, Officers had carefully considered the application and felt that the scale, layout, landscaping and appearance were acceptable, accorded with the Site Wide Masterplan Document aspirations and were an appropriate design. It was also considered that the access, internal road layout and car parking provision was acceptable and accorded with the Site Wide Masterplan Document, Policy INF1 of the Joint Core Strategy and the National Planning Policy Framework. In addition, by virtue of the design approach, it was felt the proposed development would result in acceptable levels of amenity for future residents. In terms of affordable housing, there was a cluster of 45 affordable units in the apartments next to the spine road which was contrary to the Section 106 Agreement which required groups of no more than 16 in this scenario; however, the Section 106 did allow for deviations subject to approval from the Council. This phase of development was required to deliver a large proportion of one bedroom affordable units which were to be provided within blocks of apartments; this was in accordance with the principles of the Site Wide Masterplan Document which required medium to higher density residential development defined by key buildings within the spine road character area. Officers had carefully considered this clustering against the design quality of the scheme and felt it would be detrimental to place-making to remove the apartment blocks and replace them with, for instance, maisonettes. In addition, to locate the apartment blocks elsewhere in the development would conflict with the wider character areas and be detrimental to the sense of place. Therefore, it was considered that the scheme provided an appropriate requirement for affordable housing having regard to the wider design aspirations of the scheme. In terms of flood risk and drainage, the site-wide flood risk attenuation works engineering operations to create attenuation ponds were considered and subsequently approved as part of reserved matters application 18/01284/APP. The sitewide attenuation and drainage strategy for this part of the scheme had been prepared in alignment with the detailed surface water drainage strategy approved under condition 26 of the outline. The Lead Local Flood Authority had been consulted in respect of the current scheme and was satisfied. The Environment Agency had also been consulted on the application and, subject to all property footprints being in Flood Zone 1 and all finished floor levels being set at the appropriate height, raised no objection. As such, the proposed drainage

arrangements were considered acceptable and in accordance with the National Planning Policy Framework and the sitewide attenuation and drainage strategy. Taking all this into consideration, Officers considered the proposed development was acceptable in terms of access, layout, scale, appearance and landscaping; the scheme advanced would be in accordance with the outline consent and the Site Wide Masterplan Document approved under that consent. Notwithstanding this, the Officer recommendation had been changed to delegated approve to allow for ongoing discussions and agreement in relation to condition 3, electric vehicle charging points. It was noted that the Additional Representations Sheet, attached at Appendix 1, stated that the recommendation had been amended to approve which was an error and should say delegated approve.

- 72.38 The Chair invited the applicant's representative to address the Committee. The applicant's representative explained that the application before Members sought approval of the reserved matters in relation to 179 new homes, as already covered by the outline planning permission and Section 106 Agreement which had been signed in advance of the developer purchasing the site and, as such, would mean the development would be delivered in accordance with the parameters set out. The proposal had been developed in line with the Site Wide Masterplan Document which had been produced with Officers and had helped to deliver the strong design solution before Members today. Of the 179 dwellings proposed, 61 were affordable homes equating to 34% of the total number of dwellings and in accordance with the Section 106 Agreement. The affordable homes were blindly integrated across the application area and a broad mix of housing types were provided, offering choice and flexibility to future residents. Regular discussions had been held with County Highways and agreement had been secured on all highway matters. The amount of parking had been a key consideration in the evolution of the scheme and the applicant's representative confirmed that more than 470 spaces would be provided – all four bed properties would benefit from a minimum of three spaces, three bed properties a minimum of two spaces and so on. Moreover, to assist the transition to low carbon transport, houses would be provided with external electrical connection points, allowing owners to easily install electric vehicle charging sockets to suit the vehicle they chose. The developer had worked closely with the Planning Officer and the Environment Agency to ensure all new homes were located within Flood Zone 1 and that all proposed floor levels were set at an appropriate height. Additionally, a flood risk assessment had previously been undertaken on the Hatherley Brook watercourse with the projected climate change flood levels being incorporated into the design. Through continued close working with Officers, all consultee feedback had been responded to and Members were asked to approve the application in order to deliver the next phase of homes.
- 72.39 The Chair indicated that the Officer recommendation was that authority be delegated to the Development Manager to approve the application subject to discussion and agreement in relation to condition 3, electric vehicle charging points, and he sought a motion from the floor. A Member questioned why it would be detrimental to remove the apartment blocks and indicated that he understood that the Council's policy was to avoid having affordable housing in one location within a development. He drew attention to Page No. 163, Paragraph 4.13 of the Committee report where the Public Right of Way Officer had asked for clarification on the management of the footpath to the west of the application site as he understood this had been raised as a connectivity issue on the Planning Committee Site Visit. He indicated that Drymeadow Lane, which ran into the site, was only half tarmacked and he hoped this would be completed by the developer. With regard to condition 25 of the outline, he pointed out that phase five was in Flood Zone 1 and, with that in mind, he questioned why the land had been raised 750mm which was 150mm above industry standards. With regard to Page No. 173, Paragraph 7.48 of the Committee report, he asked for the Lead Local Flood Authority to expand on condition 26 of the outline and how that would link into the Twigworth rise and fall

scheme within the strategic A1 General Engineering and Strategy Plan; this was relevant as the whole A1 site covered Innsworth and Twigworth and the drainage strategy covered the A1 site, not the individual phases. He also asked if the Lead Local Flood Authority could explain how the storm attenuation ponds worked, whether they flowed into the local watercourses, if they linked with Twigworth Sustainable Urban Drainage System (SuDS) or if they were stagnant ponds as they were clay-lined and would work based on evaporation which was not sustainable in his view. In addition, as raised in respect of Agenda Item 5a, he asked what conditions could be put in place to address low water pressure in the area. With regard to the electric vehicle charging points, he asked for them to be DC as opposed to AC as this was cheaper for residents. The Member also questioned whether densities were appropriate and asked the Planning Officer to address that as well. With regard to density and the location of the apartment blocks, the Planning Officer advised that the scheme itself was divided into three character areas as agreed in the Site Wide Masterplan Document; the spine road character area required medium to higher density residential development and was where the three storey apartment blocks were located – this phase was required to deliver a large proportion of one bed units which were being provided in blocks of apartments. There was a requirement for a character area with strong frontage next to the spine road. As you moved north into the core neighbourhood area there would be more traditional two storey dwellings which were mainly red brick and would create a grid pattern set around open space in the middle. The blue area on the map was the Down Hatherley Park ribbon area which was more semi-rural in character. The density for this phase of the development was 31 per hectare and the overall average was 30 per hectare so the site as a whole was what would be expected albeit the density did vary within the development. In terms of the other phases that had been approved, phase 1 had a density of 43.8 per hectare because a large proportion of the frontage was in the spine road character area in accordance with the Site Wide Masterplan Document; phase 2 had a density of 38.9 per hectare due to the characteristics of the site. In terms of drainage, it was the case that all units and buildings were located in Flood Zone 1 and the first floor level had been required by the Planning Inspectorate and the Environment Agency at the outline stage. He confirmed that this development fully accorded with the parameters of the outline planning permission. The Member asked why it was considered detrimental to pepper pot the affordable housing and the Planning Officer explained that clusters of affordable housing were normally avoided with the intention that it was seamlessly integrated throughout the development – it should not be obvious where the affordable and market houses were located in order to create an integrated community. In this case, the proposal was for a cluster of 45 affordable units within the apartment blocks. This had been discussed at length with the applicant and it was considered it would be harmful to the design and character of the scheme to spread those units around the entire development, some of which would need to be in the area that was intended to be semi-rural and may include maisonettes etc. It was considered it would be better in terms of place-making to have the flats next to the corridor and green space and that would be more beneficial to the scheme as a whole. Whilst there were harms associated with that approach, the design and quality of space would be much better so, on balance, taking into account the wider aspirations, it was considered acceptable. The Member asked that the other questions he had raised be sent to the Lead Local Flood Authority and a response provided to Members by email. The Development Manager indicated that the inclusion of DC charging points came down to reasonableness but this could be included as an informative.

72.40 It was proposed and seconded that authority be delegated to the Development Manager to approve the application in accordance with the Officer recommendation and, upon being put to the vote, it was

RESOLVED That authority be **DELEGATED** to the Development Manager to **APPROVE** the application, subject to ongoing discussions and agreement in relation to condition 3, electric vehicle charging points, in accordance with the Officer recommendation.

20/00843/FUL - 3 Church Road, Churchdown

72.41 This application was for alterations and extension to existing buildings (demolition in part) to form a takeaway food shop and four one-bedroomed apartments. The Planning Committee had visited the application site on Thursday 14 April 2022.

72.42 The Planning Officer advised that the site lay within the retail area of Churchdown, an urban fringe settlement of Gloucester, and the principle of development would be acceptable. The character of the area was not defined by any particular architectural style and there were a mixture of buildings of different type and scale, the predominant material being brick. The amended design was considered to be appropriate with regard to scale and materials and would be in keeping with the character of the area. The apartments would comply with National Space Standards. The amended rear extension had been set back from shared boundaries and would be single storey towards the rear in order to safeguard the amenity of neighbouring residents. The restaurant had an existing takeaway service and the Environmental Health Officer considered that to be acceptable with regard to noise/odour; ventilation, odour equipment and opening hours would be controlled by condition. The site was in a sustainable location with a bus stop in close proximity therefore no onsite parking provision was required and onsite cycle storage had been provided. On the Planning Committee Site Visit, Members had sought clarification on local housing need and the Planning Officer advised that the development was for open market housing which would contribute to the Council's five year housing land supply but not to affordable housing. Concerns had been raised regarding the impact on the proposal from the flue on the adjacent Public House and she explained that information had been provided for the flue for the takeaway but not from the Public House. The Council's Environmental Health Officer considered that information was required prior to determination, therefore, the Officer recommendation had been changed to delegate authority to the Development Manager to permit the application, subject to that information being provided and there being a satisfactory impact on the proposal with regard to noise/odour from the Public House.

72.43 The Chair indicated that there were no public speakers for the item. The Officer recommendation was to delegate authority to the Development Manager to permit the application, subject to the provision of information regarding the flue on the adjacent Public House and there being a satisfactory impact on the proposal with regard to noise/odour from the Public House, 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 and, upon being put to the vote, it was

RESOLVED That authority be **DELEGATED** to the Development Manager to **PERMIT** the application, subject to the provision of information regarding the flue on the adjacent Public House and there being a satisfactory impact on the proposal with regard to noise/odour from the Public House, in accordance with the Officer recommendation.

21/01387/FUL - South Park Farm, Chargrove Lane

- 72.44 This application was for restoration of existing farmhouse and conversion of existing barns to provide three new dwellings and associated landscaping and infrastructure. The Planning Committee had visited the application site on Thursday 14 April 2022.
- 72.45 The Planning Officer advised that further information had been submitted since the publication of the Committee report which had resolved outstanding issues as detailed in the Additional Representations Sheet, attached at Appendix 1, and the Officer recommendation had therefore been changed to permit. The proposal would convert existing agricultural buildings to dwellings, add a replacement extension to the existing farmhouse and remove some redundant buildings. The main considerations relevant to the application were whether the current proposal remained compliant with the Council's re-use and adaptation of rural buildings policies and acceptable in terms of Green Belt policy. Residential development of rural buildings outside of settlement boundaries was acceptable in principle where buildings were capable of conversion and structurally sound. Concerns had been raised by objectors regarding the structural integrity of the buildings; however, structural surveys had been submitted by a qualified engineer and, although remediation works were required, the buildings were capable of conversion. It was considered that the proposed works would enhance the immediate setting and respect the scale, form and character of the original buildings. In terms of impact on the Green Belt, Paragraph 150 of the National Planning Policy Framework stated that the reuse of buildings would not be inappropriate development provided that they were of permanent and substantial construction and that the development should preserve its openness and not conflict with the purposes of including land within it. Some of the existing buildings on the site and large areas of hardstanding would be removed and, to reduce the impact on openness and safeguard the countryside from encroachment from residential use, the size of the residential curtilage had been reduced and permitted development rights would be removed by condition. In addition, the proposed extension to the farmhouse would not be inappropriate development as it would not result in disproportionate additions over and above the size of the original dwelling. The farmhouse and historic brick outbuildings were considered to be non-designated heritage assets but the conversion of the more modern buildings would not harm their special interest and the interventions and materials proposed would preserve the agricultural character of the farmstead. Concerns had been raised with regard to the impact on Chargrove Lane; however, County Highways considered the proposal acceptable in terms of highways safety and impact on the road network. The Council could not demonstrate a five year supply of housing and, in this case, the tilted balance was engaged. This proposal would provide three additional houses and would reuse heritage assets, there would be limited harm to the openness of the Green Belt from domestic paraphernalia and the proposal was neutral in terms of highway safety, congestion, drainage, impact on neighbour amenity and ecology. It was considered that the identified harm would not significantly or demonstrably outweigh the benefits in the overall planning balance therefore the Officer recommendation was to permit.
- 72.46 The Chair invited a local resident speaking in objection to the proposal to address the Committee. The local resident indicated that the application had generated a considerable amount of local interest, virtually all against it; despite this, the Officer recommendation was to permit. Given the limited time available, he intended to speak on two points which he did not think had been fully covered by the Committee report. Firstly, access was via a private drive about 130 yards long which was not owned by the applicants who simply had a right of access over it. The Manual for Roads prepared by Gloucestershire County Council made it clear that private drives could serve a maximum of six dwellings; anything above this would be considered for adoption by the County Council but there was a requirement that the drive be of

a higher specification. The drive currently served five dwellings, four of which were accounted for by South Park and its related tenancies with the fifth being the existing farmhouse owned by the applicants. As such, it followed that the applicants could refurbish the farmhouse and convert one other building before breaching the rules set out in the Manual. Furthermore, they could not upgrade the drive without the permission of the owner. Gloucestershire County Council's comments were limited to access to the drive, the adequacy of the drive itself was not considered. His second point was in relation to building 3 which Members would have been able to see from both inside and outside the farmyard; however, neither the Planning Officer nor the structural engineer engaged by the applicant had done this. It was right on the boundary with South Park and projected into a corner so that South Park built form was on the north, east and south faces. The objector considered it would be physically intrusive to insert a residential property in such a location, furthermore, the structure proposed would have a very limited outlook and suffer from poor natural light from the north so would not be an attractive dwelling for a rural location. In addition, the high proportion of party wall that was present would give rise to considerable access issues, both in the construction phase and afterwards, which he felt would be unfair to present and future owners of South Park. He did not consider the southern and eastern wall of the larger, lower part could be successfully incorporated into a converted dwelling due to both its mixed construction and its inadequate foundations, as partly evidenced by the substantial settlement crack; however, without these walls, there was no building left to convert as it was structurally open to the north – it would end up as a complete rebuild which breached Policy RES7. Finally, the wall on this part of the boundary belonged to South Park and not the applicants which placed even further doubt on whether it could be used as part of a conversion. He hoped the Committee would at least defer any decision on the application whilst these matters were investigated by the Planning Officer.

- 72.47 The Chair invited the applicant's agent to address the Committee. The applicant's agent thanked Officers for their timely response and proactive engagement on this application leading to the recommendation before Members. This was a positive application as the development would significantly enhance the visual amenity of the site. The existing dilapidated building on site would be reduced by over 30% whilst over 1,000 square metres of concrete slab would be removed. Furthermore, following discussions with the Planning Officer, the applicant had also agreed to reduce garden sizes and return more land back to open countryside. In heritage terms, the proposal would breathe life into and refurbish non-designated heritage assets, namely the brick barns and farmhouse, an aspect that was very much welcomed by the Conservation Officer. It was recognised that a number of objections had been received, and those had been fully dealt with in the Committee report, yet some comments simply did not relate to the type of development being proposed. Nevertheless, he wished to touch on some areas of concern that had been raised. The applicant's agent pointed out any application must be judged on its own merits against prevailing policy at the point of assessment. In this case, it was correctly concluded that the development would be in full accordance with planning policy. Importantly, this proposal would constitute appropriate development in the Green Belt and did not need to demonstrate very special circumstances, a point incorrectly referenced by some objectors. Many concerns had been raised in respect of highway impact, but it should be recognised that the site was in extant agricultural use and could be used significantly more intensively than was currently the case. Furthermore, the development only proposed to create three new dwellings, utilising existing aged buildings on site. This was small scale and County Highways correctly recognised it would not result in any harmful impacts on the local highway network. Some concerns had been raised in respect of barn 3 which would bound the neighbouring property but any ownership matters relating to the boundary wall were civil and should not have any bearing on determination of the application. The impact of the development in amenity terms

had been fully considered and it was correctly recognised that there would be no direct overlooking and the orientation/separation of properties was appropriate in neighbouring impact terms. It should also be recognised that the barns' extant use was agricultural and that was the starting point for any assessment. Whilst not currently used intensively, it could be in planning terms which would clearly have a much greater impact in amenity terms than the current proposal. The Council's Ecologist had asked for more information to be supplied to confirm mitigation measures and conditions had been suggested. The applicant was in full agreement with these and further information had been provided to Officers in response to those queries. The applicant's agent hoped Members would agree this development was a positive opportunity to revitalise a dilapidated site. It would provide much needed new homes through the use of existing buildings, avoiding new building in undeveloped open countryside. With that in mind, he hoped the Committee would be able to support the application in line with the Officer recommendation.

- 72.48 The Chair asked for clarification as to the position regarding the point raised about the six houses at the end of the driveway and the Development Manager stated that the means of accessing the site was a non-planning issue that was not material to the decision and was not a matter for Members. 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 expressed the view that the Planning Officer had got this absolutely right; Tewkesbury Borough was a rural area with a lot of farm buildings which were fit for purpose 100 years ago but were not now. In his view it would be better to have a development of nice dwellings than redundant buildings, particularly given the shortage of housing in the area. Another Member indicated that, over the years, the Committee had been taken into Green Belt areas and shown dilapidated buildings and it seemed to her that some owners let the buildings fall into disrepair as this led to people suggesting it would be preferable to replace them with something else and that set a dangerous precedent. This site was in a very rural area, in a beautiful part of the Green Belt and what was being proposed bore no real resemblance to farm buildings, therefore, she could not possibly support the application. A Member queried whether the issues with the party wall would be a civil matter and the Development Manager confirmed that was the case. With regard to the point made by the previous Member, the Member indicated that the buildings were being refreshed, not demolished. He questioned who would monitor the development to ensure that was what happened and the Development Manager explained this would not normally be done unless a complaint was received but it was something which could be explored.

- 72.49 Upon being put to the vote, it was

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

22/00192/FUL - Dispenser Road, Prior's Park, Tewkesbury

- 72.50 This application was for creation of new parking bays by excavating existing grass open space between existing parking bays.
- 72.51 The Development Manager confirmed this was a planning compliant application which required a Committee determination as the applicant was Tewkesbury Borough Council.

- 72.52 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.

22/00243/FUL - 7 St Mary's Lane, Tewkesbury

- 72.53 This application was for the variation of condition 3 (opening hours) of planning application 21/01254/FUL to extend existing opening hours. The Planning Committee had visited the application site on Thursday 14 April 2022.
- 72.54 The Planning Officer advised that this was a Section 73 application to vary condition 3 (opening hours) for 7 St Mary's Lane. This was a business called 'The Ice Cream Cottage' which operated as a food takeaway under the Sui Generis use class. The proposal was to increase the current opening hours from 1100-1730 hours to 1030-1830 hours with the exception of opening 1030-2000 hours on Friday and Saturday of the Queen's Jubilee Weekend, the Medieval Festival and Fireworks at the Vineyards. A Committee determination was required as a Member had called in the application to assess the impact upon the neighbouring amenity. The concerns raised had been considered; however, it was the Officer opinion that the proposed additional opening hours would not cause undue harm to the amenity of the neighbouring dwellings, as outlined in the Committee report. Therefore, it was recommended that the application be permitted.
- 72.55 The Chair indicated that the speaker on behalf of Tewkesbury Town Council had to leave for a Town Council engagement and that the speech on behalf of Tewkesbury Town Council would be read by an Officer. The Town Council had indicated that the recent pandemic had changed people's lives in myriad ways; for many people their homes had become their workplaces too and, for some, working practices had changed – this was clearly true for the applicant; however, the Town Council questioned how many business owners considered it appropriate to change their working practices to such an extent that the surrounding public realm, plus the walls and ledges of neighbours had become an integral part of them. This particular business was Sui Generis and there was no other like this on St Mary's Lane, as such, it impacted on the community and should be carefully observed in order to be properly understood; it was easy to make inaccurate assumptions, as the Town Council had when it first looked at it. A business like this depended on lots of people, all with minds of their own and different priorities and it was not easy to manage people's behaviour, particularly within an environment over which you had no control or ownership. If the pavement was crowded, people would occupy the road; if there were no tables or chairs, they would make do with a convenient garden wall or window ledge without a thought for anything but solving the immediate problem they had of finding a level surface on which to put their purchase. Over the weekend, a little boy in the queue was observed leaning against a neighbour's wall, kicking at it repeatedly – that would not have been a pleasant situation for the householder nor much fun for the child to be stuck in a boring queue. The Government's Plain English guide to the planning system stated that planning ensured that the right development happened in the right place at the right time, benefiting communities and the economy. Although there was a mixture of different activities going on along this stretch of St Mary's Lane, it was predominately residential and the hours requested in this application were key hours for family life – winding down after a busy day and spending quality time with each other. Families had a right to spend that time in the comfort of their own property, without the kind of intrusion or interruption that was considered more tolerable earlier in the day. For many people the pandemic had prompted them to re-

evaluate what was most important – the local community was there before this business expanded and neighbours had been happy to support it, but that could not be at any price. The delicate balance between community and the economy must be maintained and the Town Council urged Members to think very carefully before making their decision today.

72.56 The Chair invited a local resident speaking in objection to the application to address the Committee. The local resident indicated that the issues experienced stemmed from the unique operation, not the business itself – if the business operated from inside the premises as it did before the pandemic there would be no objections. Post-COVID restrictions lifting, no other business in Tewkesbury Town continued to trade from a doorway directly onto the street and pavements. The only constraint on the business was the opening hours with the intention of protecting the noise climate and amenity of residents. The local resident questioned how this decision could be any different and be considered for change so quickly. Trading was supposed to stop at 1730 hours in accordance with the condition but the business had already been staying open until 1800 hours and local residents were concerned that, if planning permission was granted to extend opening until 1830 hours, that would quickly become 1900 hours. The business had been closed during the first application so the consultees had made representations without observing the operation, as such, local residents questioned how the safety, noise, nuisance and harm to neighbours could be accurately assessed - surely residents were best-placed to know what was happening outside their own homes and the impact it had upon them. The local resident felt that County Highways had not seen the full impact and associated dangers and questioned whether it would take someone getting injured before the road safety issues were taken seriously. Local residents felt the comparison with Wetherspoon's opening hours was unfair as the pub operated within its own boundaries, had measures to control its customers and had little impact as it was not directly outside of their homes. They objected to extending opening until 2000 hours for special occasions as that was open to interpretation – would this mean every event, big or small? There were also concerns about late opening for winter events as that would be when the road was darkest, exaggerating road safety issues as well as the potential for anti-social behaviour. The residents had lived there for many years and had no issues with the tearoom business; however, they questioned why they now had to live like this, just because the business chose not to open any of its previous indoor space – the owners may have their home back but residents felt they were losing theirs. It felt they had been given no choice and were now living next door to a very busy takeaway and the local resident questioned whether Members would like to have that happening outside their homes up to seven days per week. Upon walking out of their front doors, local residents were confronted with customers stood on the doorstep, leaning against their houses and eating food off their window ledges and they were not able to enjoy their gardens without hearing every order being called out, forced to keep doors and windows closed because of noise and privacy issues. The local resident indicated that, nearly two years on, the associated stress and anxiety of living next to this takeaway business was now unbearable and their homes were no longer a happy and pleasant place to live – they felt they were being slowly pushed out, through no fault of their own. The planning permission granted for this business to continue to operate in this way would have a long lasting negative effect on their lives for the foreseeable future, therefore, the local resident asked that the detrimental effect was not increased by extending the opening hours, particularly into the evening and on special occasions.

72.57 The Chair invited the applicant to address the Committee. The applicant indicated that she wanted to speak today to explain a bit more about the business and why she had applied to open for slightly longer hours. As many would know, the business was borne from COVID-19 lockdown; prior to this, they had run a tearoom for 20 years but the pandemic had forced it – like many others – to close. She had

wanted to continue trading as a takeaway and therefore had to adapt the business model to cater for the restrictions. She accepted that the business was very different to anything else in Tewkesbury but that was something she was extremely proud of as it made it unique. The customer base was consistently growing and she was proud to have a larger social media platform than any other hospitality business in the town centre. She loved living and working in Tewkesbury and felt privileged to be able to promote the beautiful town to customers and social media followers, many of whom would travel for miles to visit and then go on to explore the area. It was not intended to open any earlier than 1100 hours as St Mary's Lane was quietest in the morning and it was hoped to keep it that way in respect to the neighbours; however, after that time the lane came alive. It was very much part of the town centre and many people walked around and took advantage of the riverside walk or the neighbouring Wetherspoons. The application was seeking permission to extend the hours of opening from 1730 hours to 1830 hours which was in response to customer feedback. The applicant considered this was well within the busy time in the local area as people were still commuting from work and the lane remained busy as people used St Mary's Lane car park so she did not believe it would impact neighbours. The application also sought to open until 2000 hours on three occasions per year in order to support community events – the events this year were the Queen's Jubilee, the Medieval Fayre and Bonfire Night which would all bring huge crowds to Tewkesbury and would support the local economy. She did not feel that her business being open would have a detrimental impact on neighbours as the lane would continue to be busy until Wetherspoons closed. The business currently had a licence to open seven days per week but, as a family-run business, it would never open for that whole period. She pointed out that the business was seasonal so it was only intended to open for the times being sought between April and September. The applicant explained that she had chosen to speak today as she felt she needed to stand up for independent businesses but also for the future of the town centre. There would soon be an outlet centre within the town and tourists must have a reason to continue to explore the High Street, as such, it was necessary to continue to build independent businesses that were owned and run by local people. It was important to ensure the town centre continued to thrive and that businesses felt valued and were encouraged to grow in these ever challenging times. She always had, and would continue to, run her business in a way that was professional, and mindful of her customers and local neighbours; living next to a large pub chain had caused her concerns but she accepted that she lived in a town centre which came with an expectation of increased customer footfall. She asked Members for their support to allow her to continue to trade in the way her customers wanted and to help keep Tewkesbury as a destination for all.

- 72.58 The Chair invited a local Ward Member for the area to address the Committee. The local Ward Member explained that, prior to lockdown, residents were happy; during lockdown they understood and accepted street trading; however, with COVID restrictions being lifted, the business had not – as was required by law – reverted to being a café. Notwithstanding this, retrospective planning permission had been granted and residents had felt completely ignored. The local Ward Member had been told the business was already advertising and staying open until 1800 hours and she questioned whether the special occasion opening hours would be monitored if planning permission was granted. Residents felt that further extending the opening hours would be totally unacceptable. The noise of crowds waiting, order numbers being shouted out, issues of litter from takeaway food and drink containers and accidents waiting to happen were all major concerns to those living there. Customers waiting for hot and cold food orders leant on residents' walls and windows and had conversations outside residential homes and gardens. Idling engines were an issue from the large number of customers not wanting to pay to park. People queuing had nowhere to go and so spread onto pavements, stood in the road or in the car park and residents were worried that the relatively low

numbers during lockdown would increase considerably now that was over. She had provided photographs and a video to the Committee which had been sent to her and showed a child very nearly being hit by a car – these had been taken when the business was open with lots of people and street furniture, rather than the photographs shown today when it was closed with no crowds or signs. This area was not suitable for large numbers of people and extended hours would only make it worse.

72.59 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 refused as it would have an adverse impact on neighbouring amenity. The proposer of the motion thanked the local Ward Member for the photographs and videos and welcomed the site visit as the photographs displayed today did not give a true reflection of what was actually there with people queuing across the car park. This type of business would usually be found on a High Street, away from residential areas and, whilst lots of takeaways catered for people to go into the establishment, this one did not. He felt that the residents' quality of life needed to be taken into consideration and he believed it was unreasonable to extend the opening hours on that basis. A Member noted that the applicant had stated that the extended opening hours were only required between April and September and he asked for clarification upon that as he could not see it in the Committee report. He also questioned how many complaints had been received by the Council regarding noise or any other issues in the area and whether concerns about car parking could be dealt with by traffic warden control. He did not like to see retrospective planning applications and could not support the proposal. The Development Manager explained that it was within Members' gift to restrict the extended opening hours to between April and September if they so wished. He clarified that traffic warden control was outside of the planning remit and any issues in terms of parking irregularities would need to be dealt with by the relevant department. He advised that two complaints had been received by planning enforcement but he was not sure how many, if any, had been received by Environmental Health.

72.60 A Member indicated that she was surprised by the motion to refuse the application. The town was of Medieval origin and had been built for horses and carts rather than cars – people had chosen to live in houses fronting straight onto a pavement. There was a focus on revitalising town centres and it was necessary to engage with businesses in order to achieve that. In this instance, she did not consider it an outrageous request to extend the opening hours by an extra hour in the evening and 30 minutes in the morning, or to further extend them for the special events mentioned when the town centre would be packed with people so a few extras on the pavement, or even the road, would make little difference. She could not see any issues and wished to support the application. Another Member expressed the view that the crux of the problem was that, during the pandemic people were not going into premises like cafés in the same way they used to - most businesses had been able to use outside space to regain some of the profit and he could not see an issue with the extension of hours being proposed in this case. He could not imagine that the applicant would want to open if there was nobody in the High Street and he felt it was important to support local businesses and the economy.

72.61 Upon being put to the vote, it was

RESOLVED That the application be **REFUSED** as it would have an adverse impact on neighbouring amenity.

21/01544/FUL - Dumbleton Cricket Club, Dairy Lane, Dumbleton

- 72.62 This application was for provision of a cricket pitch for ancillary use as part of Dumbleton Cricket Club.
- 72.63 The Planning Officer advised that a Committee determination was required due to an objection from the Parish Council. He explained that the proposal involved an area of mown grass to facilitate the cricket pitch and the erection of a temporary wire fence that would be maintained during the season (March-October) to keep sheep off the play area, as well as a portable scoreboard that would be removed and stored in the clubhouse between games. As set out at Paragraph 1.2 of the Committee report, the application site lay within the grounds of Dumbleton Hall, a Grade II* listed building. There were a number of Grade I and II listed buildings surrounding the site which was located within the Dumbleton Conservation Area and the Cotswolds Area of Outstanding Natural Beauty. Officers felt there were considerable benefits to the additional pitch in that it would promote a healthy lifestyle which was supported within the National Planning Policy Framework; there would be minimal landscape or visual harms as a result of the proposal and no detrimental impacts on residential amenity and parking. The Conservation Officer considered there would be a low degree of harm to the setting of the listed building and Conservation Area but that would be outweighed by public benefit. The Officer recommendation had been changed from permit to delegated permit pending comments on the ecological assessment to enable any conditions to be added as necessary, as set out in the Additional Representations Sheet, attached at Appendix 1.
- 72.64 The Chair invited the representative from Dumbleton Parish Council to address the Committee. The Parish Council representative explained that the Parish Council believed the application was incomplete; set a precedent for development in the Area of Outstanding Natural Beauty and Conservation Area; was unwanted by residents with 85% of consultation comments being objections; and failed to meet seven policy requirements – the Borough Council's planning validation, Joint Core Strategy, Tewkesbury Borough Local Plan, National Planning Policy Framework, Dumbleton Conservation Area Character Statement, Natural England's National Character Profile for the Cotswolds and the Cotswold Conservation Board Land Strategy and Guidelines. The Parish Council considered these failings showed there were grounds for an application for a judicial review. Under the policies, the Parish Council believed seven assessments should have been included: biodiversity survey – as the site was a red zone for the Great Crested Newt; tree survey – required by the Joint Core Strategy and Town and Country Planning Act as the site was within a Conservation Area bounded by mature trees; historic environment statement – as the site was in historic parkland over ancient ridge and furrow with identified archaeological features beneath and was within the grounds of a Grade II* listed building; landscape and visual assessment – this should have been carried out by a suitably qualified person as the site was within the Area of Outstanding Natural Beauty and Conservation Area; open space assessment – required where there was an impact on publicly accessible open space with evidence of community engagement and, in this case, land would be lost from community use and there had been no engagement; social and community infrastructure justification – there had been no community engagement and no proof there was a benefit that clearly outweighed the loss of open space; and, transport assessment – there was already significant traffic as over 82% of members and visiting teams travelled to the village and assessment of the much-increased traffic that twice as many visitors would bring should have been required, furthermore, the lease allowed for parking 30 vehicles in historic parkland and the application was incomplete as no details for this had been included so no judgement could be made against policies. The Parish Council representative indicated that the club was an important part of the community and could thrive but not at the expense of what made Dumbleton unique

and against residents' wishes. The Parish Council believed the application was materially defective and the seven policy failures exposed the decision to judicial review. The application should be refused and the Parish Council encouraged Members to do so.

72.65 The Chair invited a local resident speaking in objection to the application to address the Committee. The local resident indicated that he represented the Dumbleton Conservation Society, a group of villagers that wished to see Dumbleton thrive and to protect the area from harmful development. They felt that the planning application must be considered in light of its location within the Cotswolds Area of Outstanding Natural Beauty, the Dumbleton Conservation Area and the setting of the Grade II* listed building. The application failed to meet the policy requirements as set out in the Joint Core Strategy, Tewkesbury Borough Local Plan, National Planning Policy Framework, Dumbleton Conservation Area Statement and the Cotswold Area of Outstanding Natural Beauty which was, of course, a protected landscape. The development would cause material harm to biodiversity as a cricket club mowing regime would damage the habitat of invertebrates which were food sources for amphibians, birds and bats. Policies required a net gain for biodiversity, not a reduction. There was also a newt protection area but no proper ecological survey had been carried out so neither Members or Officers would have sufficient information regarding the harm that would be done. The development would also cause material harm to the Cotswold Area of Outstanding Natural Beauty, the setting of the listed building and the Conservation Area as the site was on a mature parkland designed by the son of the famous Humphrey Repton and that, in turn, sat on an ancient ridge and furrow landscape. A manicured cricket pitch would stand out in this area of unimproved grassland, as would the proposed parking. The pitch would not be temporary and the plans to change the sub-soil for the management of the grassland would impact the drainage, flora and fauna and would be visible for centuries, just as stone age agricultural areas remained visible today. There would also be a material loss of recreation space for the village. The parkland was widely used by visitors and residents for recreation and this proposal took up over 40% of that area for more than half of the year. As stated by the cricket club at a Parish Council meeting, only 25 playing members lived in Dumbleton – the recreational opportunity for the majority would be removed in favour of just 25 residents. This also meant that most of those visiting and playing would come by car from outside the village leading to parking and sustainability issues that were clearly contrary to local and national policy. When asked three times at the Parish Council Planning meetings what the benefits for Dumbleton referenced in the application would be, the club admitted there were none – the focus for the club was on increased footfall through the club bar and the resultant revenue. Taking all of this into account, the local resident urged Members to see the real motive of the proposal and the harm that would be done and refuse the application.

72.66 The Chair invited the applicant's agent to address the Committee. The applicant's agent explained that the application concerned a cricket pitch for ancillary use as part of Dumbleton Cricket Club and would be used during the cricket season from March to October, primarily to give the women and junior teams an opportunity to play at Dumbleton as they currently had to travel to other rented pitches in the county. Since its inception in 1885, Dumbleton Cricket Club had a rich history and had always been a focal point of the local community. In recent years there had been a considerable increase in the amount of cricket played in Dumbleton and, with an ever-increasing programme, it was no longer possible for the existing single pitch at Dairy Lane to accommodate the level of home matches it was arranged to host each season. The increased need had previously resulted in the hiring of Stanway and Broadway cricket grounds for a number of home matches and, whilst that had been just about manageable as a short-term solution, it was expensive, entailed extra travel for players and supporters and limited the club's ability to fulfil the potential of the younger section's players. Additionally, it deprived teams of the

opportunity to play at “home” in Dumbleton. There were very limited physical works involved in the application as the whole outfield covered only 11% of the park and grounds and would remain as the current grassland with no digging, levelling or any structures. A temporary electric wire fence was proposed around the field of play which would be removed during the off-season. A moveable scoreboard would also be used and stored off-site in between games. As there were no permanent structures proposed, there would be no adverse impact on the landscape character of the area or the Area of Outstanding Natural Beauty. The pitch would be located within the grounds of the Grade II* listed Dumbleton Hall and there was a strong tradition in England of cricket being played within the grounds of stately homes, with notable local examples including Ragley Hall, Blenheim Palace and Stoneleigh Abbey. The Conservation Officer had confirmed that the potential harm of the proposals to the heritage asset and setting of the Conservation Area was minimal and far outweighed by its public benefit. The associated listed building consent application had been withdrawn at the Officer’s request as it was not deemed necessary and other statutory consultees on technical matters including ecology, archaeology and highways were satisfied with the proposals. An ecological assessment had been submitted for consideration and conditions would be imposed to ensure the protection of habitats on site. The Committee report provided a detailed justification for granting planning permission and several conditions had been put forward for inclusion on the decision notice which the applicant would happily accept. The applicant’s agent hoped it would be a straightforward decision for Members to permit the scheme in accordance with the Officer recommendation.

72.67 The Chair indicated that the Officer recommendation was to delegate authority to the Development Manager to permit the application, subject to the receipt of comments in relation to the ecological assessment and the inclusion of appropriate conditions, and he sought a motion from the floor. A Member questioned if the land was owned by Dumbleton Hall and was advised it was private land owned by a local landowner. It was proposed and seconded that authority be delegated to the Development Manager to permit the application in accordance with the Officer recommendation. The seconder of the motion indicated that no permanent structures were being built as part of the proposal – there would be an electric fence to keep livestock in and a removable scoreboard for use when games were played. In his view, a cricket pitch was a lovely thing to have in the setting of a listed building and a village cricket team was very much part of rural country life. Dumbleton was a very successful village team and he was pleased to hear that cricket was being taken up by ladies as well. He did not see how the proposal would cause any harm and he felt people should be encouraged to take up sports and leisure activities for their health benefits in light of increased levels of obesity and heart disease etc. He drew attention to Page No. 258, Paragraphs 7.41-7.42 of the Committee report, which stated that the use was permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) if the land was being used for less than 28 days in a calendar year. Despite this fallback position, he was pleased that a full application had come forward showing the applicant was keen to do things the right way and he was very happy to second the proposal on that basis.

72.68 A Member raised concern about the electric fence which would be used 24/7 in the summer and she asked if that was strictly necessary – the site was historic parkland and animals should be allowed to graze on it so she did not see the need for the fence. She also felt that car parking was insufficient and she was aware that people parked on the land itself when events were being held. She understood and sympathised with the concerns raised by the Parish Council and local residents and did not feel she was in a position to either support or go against the proposal.

72.69 The Chair indicated that he was a local Ward Member for the application and had received a huge amount of telephone calls in relation to the proposal. He was conflicted on the application as he felt he should be supportive of the wishes of the locals but also needed to take into account policy and only refuse the application if there was a good reason to do so. He did not feel the concerns raised in relation to ecology and archaeology stood up as refusal reasons and, given the fallback position, he felt the application should be permitted.

72.70 Upon being put to the vote, it was

RESOLVED That authority be **DELEGATED** to the Development Manager to **PERMIT** the application, subject to the receipt of comments in relation to the ecological assessment and the inclusion of appropriate conditions.

PL.73 CURRENT APPEALS AND APPEAL DECISIONS UPDATE

73.1 Attention was drawn to the current appeals and appeal decisions update, circulated at Pages No. 266-274. Members were asked to consider the current planning and enforcement appeals received and the Department for Levelling Up, Housing and Communities appeal decisions issues.

73.2 Accordingly, it was

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

The meeting closed at 1:46 pm

Appendix 1

ADDITIONAL REPRESENTATIONS SHEET

Date: 19 April 2022

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 last working day 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="304 633 501 667">21/00976/OUT</p> <p data-bbox="304 685 1002 719">Land Off Brook Lane , Twigworth/Down Hatherley</p> <p data-bbox="304 736 512 770">Officer Update</p> <p data-bbox="304 788 1353 954">Since drafting the updated Committee report, new information has come to light regarding the applicant's position on the required contribution towards education provision and the proposed affordable housing tenure. Given the context of the current appeal, the change in position on the education provision and affordable housing tenure must be taken into account.</p> <p data-bbox="304 972 592 1005">Education Provision</p> <p data-bbox="304 1023 1378 1525">In terms of the contribution towards education provision, Paragraph 7.87 of the recently published Committee report sets out that the applicant has agreed on a "without prejudice basis" to enter into an agreement with Gloucestershire County Council to secure the contributions requested by the Local Education Authority (LEA) towards education provision; these are a contribution of £545,300 towards primary school transport and a contribution of £525,286.40 towards increasing the capacity of secondary school places. However, when the applicant confirmed their agreement to pay the education contributions this was on a "without prejudice basis" and the applicant emphasised that in an appeal scenario they would be starting from the position that no contributions at all can be justified. As such, the appellant's Pre-Inquiry Statement of Case clarifies that the applicant considers the contribution sought by the LEA towards education provision are not compliant with the regulations or relevant guidance in numerous regards and that the contribution is not necessary to make the development acceptable in planning terms, or fairly and reasonably related in scale.</p> <p data-bbox="304 1543 1362 1809">Everyone living and working in the JCS area should have access to facilities that meet their everyday needs. Essential social and community infrastructure includes, amongst other things, schools. As such, the Council will seek to secure appropriate infrastructure, which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal. The LEA has assessed the impact of the development proposal using up to date evidence, information, forecasts and data. Those assessments have resulted in the request for the contributions towards education provision mentioned above.</p> <p data-bbox="304 1827 1385 1993">Officers consider the contributions requested by the LEA would meet the CIL tests, being directly related, necessary and fair and reasonable. Given the applicant now contests the need for the contribution the appeal proposal advanced would fail to provide for education facilities, which would be contrary to Policies INF4, INF6 and INF7 of the JCS.</p> <p data-bbox="304 2011 687 2045">Affordable Housing Tenure</p>

In terms of the proposed affordable housing tenure, as set out in Paragraph 7.55 of the published Committee report, following continued negotiations during the application process, the applicant agreed to provide the tenure and mix as requested by the Council's Housing Strategy and Enabling Officer. The agreed mix was 70% of the affordable units would be social rented and 30% would be affordable housing for sale (shared ownership). However, when the applicant confirmed their agreement to this tenure mix, it was again on a 'without prejudice basis'.

Based on the information contained within the appellant's Pre-Inquiry Statement of Case, the applicant considers both social rented and affordable rented should be provided whereas the Council's Housing Strategy and Enabling Officer seeks entirely social rented units. As such, the type of rented units to be secured is a matter now in dispute. The requirement for entirely social rented units is based on the latest evidence of need available (Local Housing Needs Assessment (2020) (LHNA)) and indicates that a far greater need exists for social rented units. Policy SD11 of the JCS and emerging Policy RES13 of the Main Modifications Tewkesbury Borough Plan (MMTBP) require an appropriate mix of dwelling sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market. Development should address the needs of the local area, as set out in the local housing evidence base including the most up to date Strategic Housing Market Assessment (SHMA). Given the LHNA provides an up-to-date indication of the current tenure needs, Officers consider that the tenure mix proposed by the applicant would not secure the mixed and balanced community or would it satisfactorily meet the needs of the local area, sought by Policy SD11 of the JCS and Policy RES13 of the MMTBP.

Planning Obligations

Further to the above, there is also no signed agreement in place to secure the planning obligations outlined in Paragraph 7.93 of the Committee report.

Revised Recommendation

Given the change in the applicant's position on education provision and the affordable housing tenure mix, a new balancing exercise needs to be carried out.

Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70(2) of the Act provides that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

The application site forms part of the wider Strategic Allocation in the JCS at Innsworth and Twigworth. The site itself is identified as an area for 'Housing and Related Infrastructure' on the Indicative Site Layout Proposals Map A1. Therefore, housing development in this location is considered acceptable.

On the basis the Council cannot at this time demonstrate a five year supply of deliverable housing land, the Council's policies for the supply of housing are out of date. In accordance with Paragraph 11 of the NPPF, the presumption in favour of sustainable development indicates that permission should be granted unless policies for protecting areas of assets of particular importance in the NPPF provide a clear reason for refusing the development proposed, or any adverse impacts of permitting the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. There are no clear reasons for refusal arising from NPPF policies for the protection of areas or assets of particular importance in this case and therefore, it is clear that the decision-making process for the determination of this application is to assess whether the adverse impacts of granting planning permission would significantly

and demonstrably outweigh the benefits.

Benefits

The development would contribute towards the supply of housing, both market and affordable, to help meet the objectively assessed need in the Borough over the plan period in an area where the principle of housing development is considered acceptable. This is of particular relevance given the fact that the Council cannot currently demonstrate a deliverable supply of housing and therefore weighs significantly in favour of the application.

Moderate weight is given to the economic benefits that would arise from the proposal both during and post construction, including the economic benefits arising from additional residents supporting local businesses.

Harms

As previously reported, the proposed development would result in the loss of 3.9 hectares of either Grade 2 and Subgrade 3a land, which is deemed to be the 'best and most versatile land'. Nevertheless, it should be noted that the application site has been allocated for development and therefore its loss as agricultural land has already been established.

There would also be some harm to the landscape by reason of encroachment into the agricultural land. However, given the site's location in terms of the existing site context and given the location of the site within the wider Strategic Allocation and the potential to further minimise harm through sensitive design at reserved matters stage, it is not considered that the harm would be significant.

In addition, the proposal would not adequately provide for education facilities or provide a mixed and balanced community which would satisfactorily meet the needs of the local area.

Further, in the absence of a completed planning obligation, there are no arrangements for the direct implementation or financial contribution towards the provision of affordable housing, infrastructure and services required as a consequence of the proposed development.

Neutral

It has been established through the submission documents and through the carrying out of two independent reviews (Highways and SUDS) that, subject to securing satisfactory measures as part of any future reserved matters, the imposition of appropriate planning conditions and planning obligations, the development would not give rise to unacceptable impacts in relation to highway safety, flood risk and drainage, design and layout, ecology, residential amenity, the historic environment or any noise or odour pollution.

Overall Conclusion

Taking account of all the material considerations and the weight to be attributed to each one, it is considered that the identified harms in relation to the failure to provide adequate provision towards education facilities, the failure to provide a mixed and balanced community to meet the needs of the local area and as there are no arrangements in place for the direct implementation or financial contribution towards the provision of affordable housing, infrastructure and services required as a consequence of the proposed development would significantly and demonstrably outweigh the benefits in the overall planning balance.

In view of the foregoing report and in the context of the current appeal, Members are required to consider a recommendation of **MINDED TO REFUSE** which, along with this report, will be submitted to the Planning Inspectorate to inform the Appeal.

	<p>Putative Refusal Reasons</p> <p>1. The proposed development would not adequately provide for education facilities contrary to Policies INF4, INF6 and INF7 of the JCS and the NPPF of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (December 2017) and the National Planning Policy Framework.</p> <p>2. The proposed development would not secure a mixed and balanced community or would it satisfactorily meet the needs of the local area. Accordingly, this would be contrary to Policies SD11 and SD12 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (December 2017), emerging Policy RES12 and RES13 of the Main Modifications Tewkesbury Borough Plan (2022) and the National Planning Policy Framework.</p> <p>3. In the absence of a completed planning obligation, there are no arrangements for the direct implementation or financial contribution towards education and library, affordable housing, recycling and waste bin facilities, a Travel Plan, highway infrastructure improvements and the provision of a LEAP on-site, all of which are required as a consequence of the proposed development. This is contrary to Policies SD12, IN4, INF6 and INF7 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 and emerging Policies RES12 and RCN1 of the Main Modifications Tewkesbury Borough Plan 2011-2031.</p>
5b	<p>21/00291/OUT</p> <p>Part Parcel 0025, Hillend, Twyning</p> <p>Amendments to Committee report</p> <p>Paragraph 1.2 should read; 'The planning status of the site is considered to be <i>agricultural</i>, however, a large number of trees were planted circa 10 years ago.'</p> <p>Additional Representations</p> <p>Since publication of the Committee report two further representations from local residents objecting to the proposal have been received. Both relate to the foul drainage situation and no new material considerations have been introduced.</p> <p>Additional Information</p> <p>Since publication of the Committee report, the applicant has submitted additional information to Tewkesbury Borough Council. This is a Landscape Management Plan which includes a Landscape Framework Plan, together with a number of long-term landscape, nature conservation and community enhancement measures.</p> <p>This document has been uploaded on to the public access system prior to Planning Committee, please also see the document attached in full.</p> <p><i>Review of additional information</i></p> <p>The received Landscape Management Plan has subsequently been sent to the Landscape Consultant for comment. The Landscape Consultant advises that the submitted information is a useful statement of intent from the applicants, however, much more in depth information should be provided at an early stage of reserved matters, should the application be granted permission.</p> <p><i>Conclusion on additional information submission</i></p> <p>There is no change to the Officer report in light of this additional information and it is recommended that the Planning Committee RESOLVE Minded to Permit, subject to the appellant submitting to the Planning Inspectorate in the course of the appeal the appropriate S106 Legal agreements to secure the</p>

	<p>necessary planning obligations identified.</p> <p>Officer Update</p> <p><u>Update on All Other Outstanding Matters</u></p> <p>At the time of writing the Committee report there was planning obligation information outstanding, namely the Green Infrastructure, Sports and Play Provision. This information has still not yet been received, however, would be required for part of the S106 agreement should Members be Minded to Permit as per the Officer recommendation.</p>
5c	<p>21/01554/FUL</p> <p>Manor Farm Buildings, Alstone, Tewkesbury</p> <p>A set of revised drawings have been received which are attached. In principle they appear to address the main points raised and minor details are still being discussed.</p> <p>The recommendation remains as set out in the Committee report.</p>
5e	<p>21/00133/APP</p> <p>Land North of Innsworth Lane, Innsworth,</p> <p>The recommendation for planning application 21/00133/APP is amended to DELEGATED APPROVE to potentially allow for amendments to proposed condition 3 which the planning authority is seeking to agree with the applicant and the County Highways Authority.</p> <p>Condition 3 as currently drafted requires each dwelling to be fitted with an Electric Vehicle Charging Point (EVCP) that complies with a technical charging performance specification as agreed with the planning authority. Discussions are ongoing about the required technical specification and how EVCPs should be provided for those parts of the development with unallocated parking i.e. in the flats/apartments and whether shared EVCPs can be provided to serve these dwellings. The revised recommendation will allow for continued discussions on the requirements of condition 3 following the Planning Committee resolution.</p>
5g	<p>21/01387/FUL</p> <p>South Park Farm, Chargrove Lane</p> <p>1. Further written representations of objection were received on the 7 and 11 April 2022 commenting on the following :</p> <ul style="list-style-type: none"> - the structural integrity of the buildings to be converted and additional survey information provided by qualified surveyor. - Amended plan for building 2 - Impact of openness on the Green Belt - The Agent's Planning Statement, policy RES7 of the Pre-submission Tewkesbury Borough Plan and appeal decisions. - Ecology report - Comments on building 3 <p>Matters were also raised which do not related to material planning considerations.</p> <p>2. A revised Proposed Site Plan was submitted on 1 April 2022 which indicates the agricultural land and the reduced curtilage for the plots denoted by boundary hedges.</p>

3. Clarification has been provided with regard to the buildings surveyed and surveyor positions for the first and second dusk emergence surveys in the Updated Preliminary Ecological Appraisal & Assessment of The Buildings, at South Park Farm 28 February 2022 and addendum to the report received 8 April 2022.

4. The Agent submitted a letter of rebuttal of Objector's comments on the 12 April 2022

- Surveys by a qualified Structural Engineer.
- proposed works would utilise the existing structure and do not amount to a rebuild.
- Green Belt is a policy designation not a landscape designation
- Highway Authority have no objection on highway safety or access grounds.
- non-designated heritage assets
- overall visual appearance of the site would be improved, with the overall openness of the Green Belt enhanced.

5. As amended plans have been received and the survey dated has been clarified officer's recommendation has been revised to **PERMIT**.

The conditions to be revised as follows:

Condition 2

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

Location Plan Drawing Number 3167 P (0) 000 Rev A

Proposed Site Plan Drawing Number 3167 P (0) 003 Rev B received 1 st April 2022

Building1

- Proposed Elevations Drawing Number 3167P (0) 104
- Proposed Floor Plans Drawing Number 3167P (0) 103 A

Building 1 A

- Proposed Elevations and Floor Plan Drawing Number 3167 P (0) 105

Building 2

- Proposed Elevations Drawing Number 3167 P (0) 203 Rev A received 29th March 2022
- Proposed Floor Plan Drawing Number 3167 P (0) 202 received 29th March 2022

Building 3

- Proposed Elevations Drawing Number 3167 P (0) 303
- Proposed Floor Plan Drawing Number 3167 P (0) 302 Rev B received 30th March 2022

Garages 2 and 3 - Proposed Elevations and Floor Plan Drawing Number 3167 P (0) 402

Farmhouse

- Proposed Elevations Drawing Number 3167 P (0) 503 Rev A
- Proposed Floor Plans Drawing Number 3167 P (0) 502

Preliminary Ecological Assessment by Ros Wilder Ecology dated 15th November

	<p>2021, update 28th February 2022 and addendum to the report (letter dated 8th April 2022).</p> <p>Structural report by David Partridge Ltd dated 21st June 2021 and updates of the 14th March 2022</p> <p>BS5837 Tree Constraints, Tree Impacts and Tree Protection Method Statement for residential re-development by Hutchinson Arboriculture dated 1st June rev 14th Nov 2020 and 19th Oct 2021.</p> <p>Drainage Strategy by Cotswold Transport Planning dated November 2021.</p> <p>Transport Technical Note by Cotswold Transport Planning dated October 2021.</p> <p>Except where these may be modified by any other conditions attached to this permission.</p> <p>Reason: To ensure that the development is carried out in accordance with the approved plans.</p> <p>Condition 9.</p> <p>The recommendations and mitigation measures included with the Preliminary Ecological Appraisal & Assessment of The Buildings at South Park Farm (Wilder Ecology, November 2021) and addendum to the report (letter dated 8th April 2022) should be strictly adhered to.</p> <p>Reason: To ensure that the nature conservation interest of the site is protected.</p>
<p>5i</p>	<p>22/00243/FUL</p> <p>7 St Marys Lane, Tewkesbury</p> <p>Three additional letters of representation have been received. Two letters are in support of the application and one letter is objecting to the application.</p> <p>The two letters of support received are based on the following grounds:</p> <ul style="list-style-type: none"> - Would be open until 20:00 on 3 occasions per year when the town would be busy - 11:00 - 18:00 would fall within the opening times of other surrounding hospitality businesses in the immediate vicinity. - There would be negative impact or detrimental effects on the neighbours. - Any queues are well organised <p>The letter of objection is based upon the grounds that are listed in the report.</p>
<p>5j</p>	<p>21/01544/FUL</p> <p>Dumbleton Cricket Club, Dairy Lane, Dumbleton</p> <p>The Preliminary Ecological Assessment has been received. We are yet to receive comments from Ecology.</p> <p>On the basis that comments from Ecology are yet to be received, the recommendation is change to a DELEGATED PERMIT to enable any conditions to be added as necessary.</p>

Item 5b - 21/00291/OUT - Part Parcel 0025, Hillend, TwyningLandscape Management
Plan

21/00291/OUT – Nut Orchard, Twyning – Landscape Management Plan Consultation

TBC Planning Reference –	21/00291/OUT		
Site Name –	Nut Orchard (Land at Hill End Road) Twyning		
Summary of proposals -	Residential scheme		
Consultation Note Subject –	Landscape Management Plan Review		
Planning Case Officer –	Catherine Ashby / James Lloyd		
Landscape Comments Prepared By –	Stuart Ryder of Ryder Landscape Consultants		
Date of site visit —	n/a	Date of response	12/4/22

Dear Catherine and James

Nut Orchard – Landscape Management Plan Review

Thank you for asking us to conduct a review of the Applicant's recently Landscape Maintenance and Management Plan (LMMP) (by Golby & Luck – Issue 2 dated April 2022) that we pass the following six remarks upon;

1. Method of future management
2. Land art and entrance area
3. LEAP
4. Structural planting
5. SuDS attenuation pond
6. Final summary

1. Method of future management

The LMMP indicates that there would be 12 month defects correction period with the Contractor appointed to undertake the capital landscape works and then handover to a Management Company appointed by local residents. The Management Company would presumably also be paid for by local residents via Annual Management Fees or similar, but this is not explicitly stated. The rolling programme of maintenance would last in perpetuity and would be reviewed on a 5 year basis.

This is a typical arrangement for modern estates and would mean that there is no additional liability for Tewkesbury Borough Council. If you are minded to grant consent care should be taken when draughting the particular Reserved Matters regarding management and maintenance so the cost of annual maintenance is passed to the site developer, any successors in title and ultimately the occupiers of the new houses.

2. Land art and entrance area

It is obviously at the Applicant's discretion as to whether they wish to provide land art at the entrance to the Site but I think it is more important to understand the character implications of gaining access to a banked field from a narrow lane and how sight lines may work.

Land art works best where there is open space to appreciate it, or a raised viewing position neither of which exists in this location. I suspect it would add little value to the appearance of the development and any investment in art should be made in more figurative work or quality of facing materials and craftsmanship at the development's entrance. In short I have considerable doubts that a recognisable piece of land art could be formed here.

I recognise the landscape treatment of the entrance area would fall under the broader definition of landscape as a Reserved Matter but the importance of these entrance works should be stressed in any advisory notes to the Applicants should the scheme be granted consent.

3. LEAP

It is stated at §1.15 that bespoke timber play equipment *may* (author's emphasis) be commissioned and that a *natural play strategy* is to be adopted. The design of the equipment to local authority standards is welcomed but the term may be commissioned is too open ended as is the reference to a natural play strategy. Natural play can theoretically range from piles of logs and stones at one end of the price spectrum to bespoke timber creations at the other.

What I think would be more useful is considering who is going to manage and upkeep the LEAP in the future and this is the local resident appointed Management Company. Rather than considering bespoke equipment that is difficult to insure and maintain it is recommended that natural play style equipment is purchased from a reputable supplier who will be able to supply spare parts and maintenance advice in the future. This will make the LEAP more sustainable.

There is no maintenance schedule for the proposed LEAP or commitment to repair or replace failed or worn out pieces of equipment. I would suggest that this is included in any updated LMMP.

4. Structural planting

Structural planting is one of four planting types suggested at the Site.

The four planting types seek to address the removal of the recent TPO protected trees but there will remain a net loss of trees from the Site.

I have no particular concerns about the four planting types but do raise an observation on structural planting at the Site. The existing woodland is performing as valuable structural planting role for the existing edge of the village largely screening it from sight from Hill End Road and paths to the north. The best way to form structural planting is to leave wider strips of existing developing woodland in the scheme, particularly to the north edge of the Site. This retains structural planting rather than having to form it from scratch again.

As expressed in my earlier note there will be an appreciation of the northern housing blocks from Hill End and the appreciation of a gap between Hill End and Twyning's village edge will be reduced. By leaving more existing structural planting in the scheme this perceived narrowing of the gap will be avoided.

5. SuDS attenuation pond

I note on the landscape drawing the position of a SuDS attenuation pond or basin set to the eastern end of the linear Public Open Space (POS). I am unsure if this is the lowest part of the Site or whether the north east corner is. It of course could be part of a 'SuDS Train' of infiltration feature that has not yet been fully designed.

The SuDS feature should be treated as a landscape element as it is integral to the POS and should avoid an over-engineered appearance with such things as headwalls, safety fencing, flap valves and screens kept to a minimum and ideally treated as opportunities for enhancing the feature rather than ubiquitous engineering details.

Acceptance of planting in, or above any SuDS feature will need to be considered by the appropriate drainage approval authority.

Finally the view from the north from AEH11 will not be fundamentally changed as there is already sight, albeit heavily screened to the production areas of the glasshouses. The retention and thickening of the northern hedgerow would assist to visually assimilate the rear units and parking into the local scene. However I would suggest that laying this hedgerow at an agreed time in the

future is required and planting and establishing hedgerow standard trees in the hedge would enhance its ecological and visual appeal.

6. Final summary

A useful statement of intent from the Applicant that if you are minded to approve the scheme should be included as an application document that is then built upon further with detailed landscape design of both soft and hard landscape treatments and updated accordingly.

7. Suggested Reserved Matters

Should you be minded to grant planning consent for these proposals and notwithstanding the already submitted indicative landscape concept masterplan the following Reserved Matters are suggested;

- A. **Landscape Reserved Matter** - That a detailed hard and soft landscape mitigation scheme is submitted for consideration. *Reason – to ensure that the proposals maintain local landscape character and respect the highway corridor character.*
- B. **Landscape Maintenance and Management Plan (LMMP)**- is updated for implementation by the site owners and that an arrangement for continuation of the LMMP by future owners is entered into – *Reason – to reflect the importance of the landscape mitigation proposals and to ensure ongoing effective management of the same.*
- C. **Site Access** – Notwithstanding the submitted proposals and their highway engineering requirements that the appearance and aesthetic of the access is equally carefully designed including any signage, markers, lighting and footpath routes. *Reason – to ensure that the proposals maintain local landscape character and respect the highway corridor character.*
- D. **Security and Lighting Proposals** – Should such features be brought forward that they are submitted to Tewkesbury Borough Council for agreement after consideration by the Police Architectural Liaison Officer. *Reason – to ensure that the proposals maintain the landscape quality of the contextual area and limit the sense of visual intrusion*
- E. **SuDS Features** – The effectiveness and long-term maintenance of any proposed SuDS features be clearly presented and agreed with Tewkesbury Borough Council and any approval boards. *Reason – to ensure their long term effectiveness and that there is sufficient space in the development to accommodate both surface water drainage features and the boundary landscape buffers as shown.*
- F. **Equality Act** – That sufficient information is presented to ensure compliance with the Equality Act (2010) (as amended) to ensure access and use by people with protected characteristics – *Reason - to ensure an equality of use and to discharge the Local Planning Authorities duties.*

I recognise that the suggested Reserved Matters could be combined in part and may require rewording to be enforceable but wished to explain the context and importance of each.

I trust you find these notes on the submitted LMMP useful as you consider the determination of this application but should you have any immediate queries please do not hesitate to contact me.

Stuart Ryder

12/4/22

Item 5c –21/01554/FUL - Manor Farm Buildings, Alstone, Tewkesbury
 Revised plans



Proposed Street Scene AA
 [Scale 1:100]



Proposed Street Scene BB
 [Scale 1:100]

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Revisions

No.	Description	Date

Manor Farm, Alstone, Tewkesbury
 New Residential Development

Ritche & Ritche
 Architects

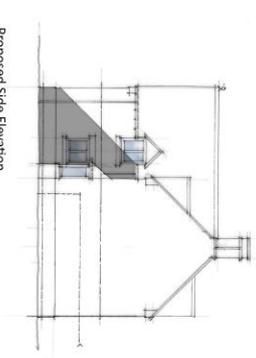
The Manor Farm, Alstone, Tewkesbury, Gloucestershire, GL9 7DP
 +44 (0)1874 74251

Proposed Street Scenes

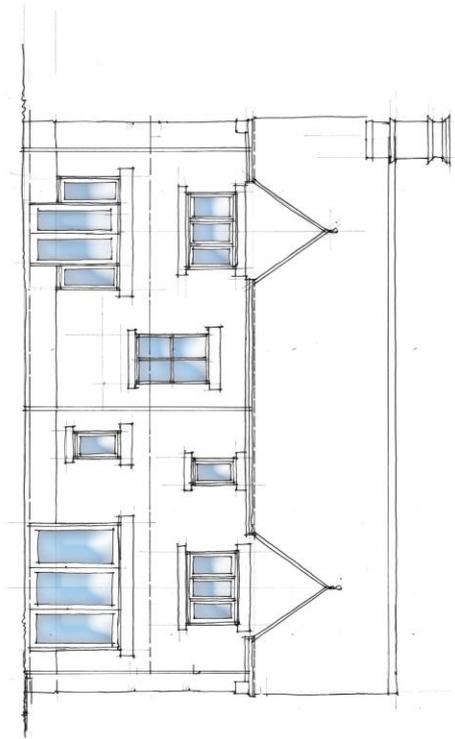
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11/09	04K-2021_111E	18/975	300B



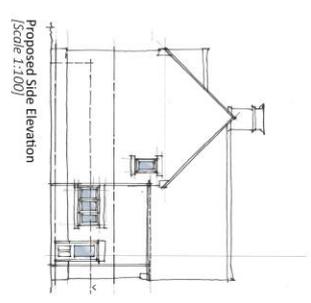
Proposed Front Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]



Proposed Rear Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]

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Revisions

No.	Description	Date

Manor Farm, Alstone, Tewkesbury

New Residential Development

Ritchie & Ritchie
Architects

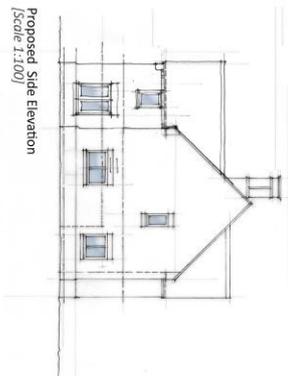
bhb
BUILDING CONTROL

Proposed Elevations
[Plan 3]

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1:50	06c-2021	LOV/RTT	LR/S



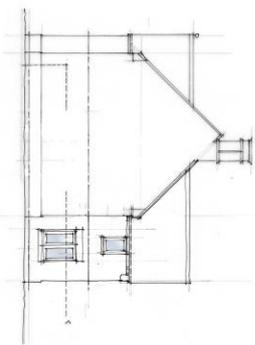
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[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]



Proposed Rear Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]

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Manor Farm, Aikome, Tewkesbury

New Residential Development

RR
Ritche & Ritche
Architects

The Manor House,
Tewkesbury,
Gloucestershire,
GL20 1JF
01452 81277
441 05127 6255

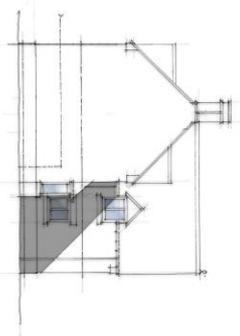


Proposed Elevations
[Plot 2]

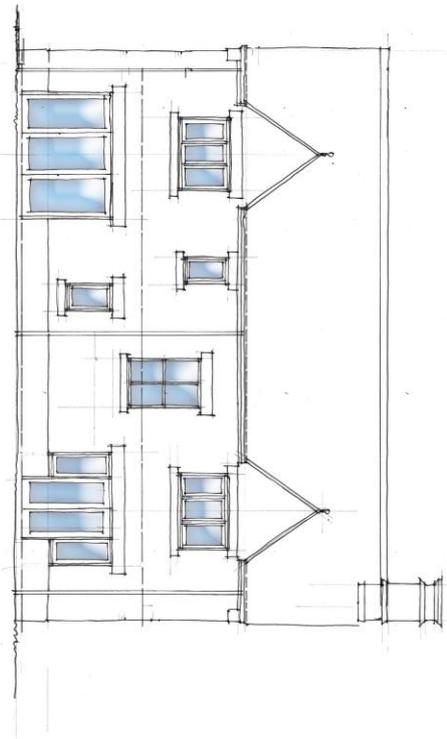
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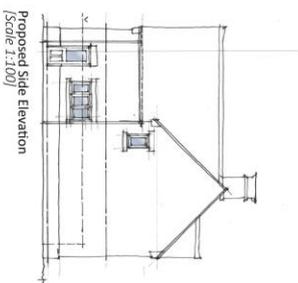
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[Scale 1:50]



Proposed Side Elevation
[Scale 1:50]



Proposed Rear Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]

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Manor Farm, Alstone, Tewkesbury

New Residential Development

Ritchie & Ritchie
Architects

The Ridgeway House,
15, Ridgeway,
Stourport-on-Severn,
Worcestershire,
B97 7QJ
+44 (0)1273 62353

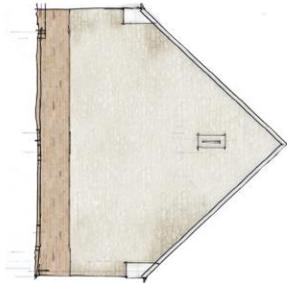


Proposed Elevations
[Plot 1]

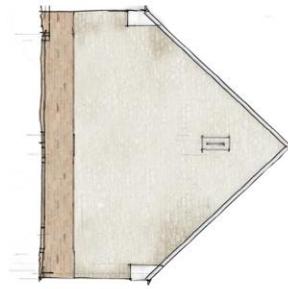
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1/50	06c-2021	LD/MTT	JRS/C



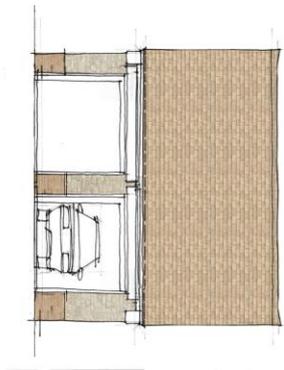
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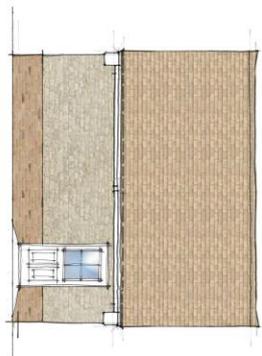
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[Scale 1:50]



Proposed Side Elevation
[Scale 1:50]



Proposed Front Elevation
[Scale 1:50]



Proposed Rear Elevation
[Scale 1:50]

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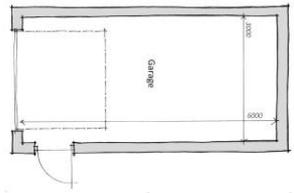
Ritchie & Ritchie
Architects

17 The Malvern Road,
Stourport-on-Avon,
Worcestershire,
B79 7SD
+44 (0)1827 742251

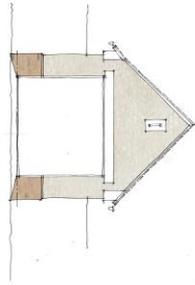


Proposed Garage Plans and
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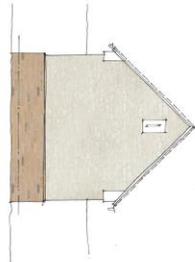
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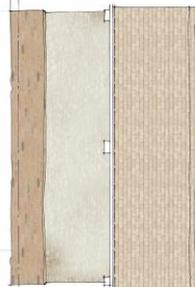
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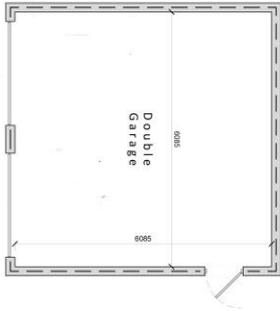
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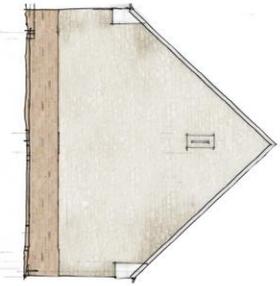
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Proposed Side Elevation
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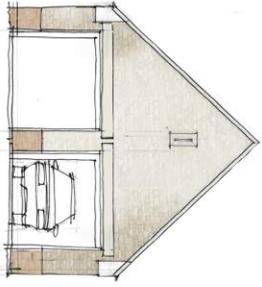
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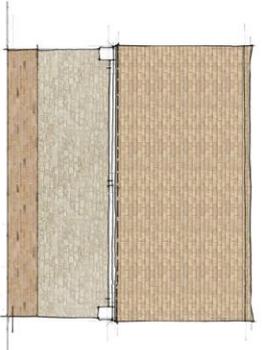
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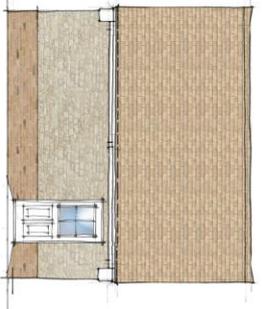
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[Scale 1:50]



Proposed Front Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:50]

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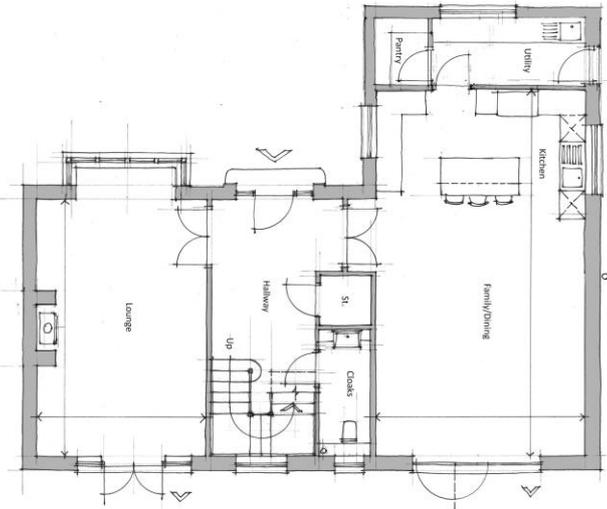
Ritchie & Ritchie Architects

111, The Mill Lane, Aikstone, Tewkesbury, Gloucestershire, GL20 1JH
01292 422121
www.ritchierichie.co.uk

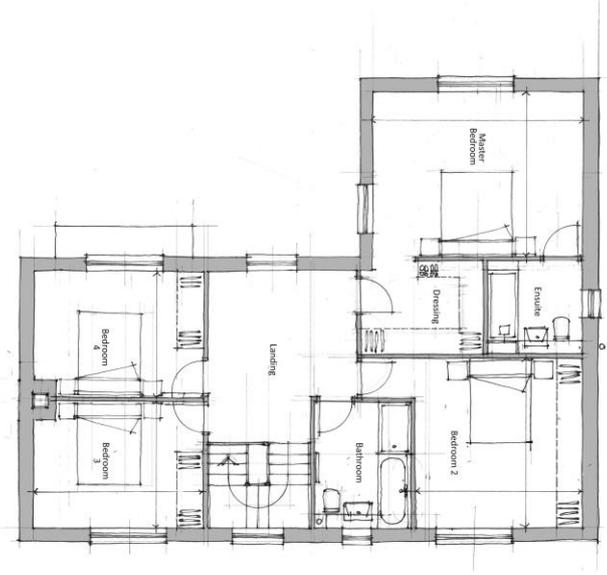
Proposed Garage Plans and Elevations

No.	Date	Drawn	Check	Scale
1/100	Dec-2021	LRH	JRS	1:50A

Proposed Ground Floor Plan
[Scale 1:50]



Proposed First Floor Plan
[Scale 1:50]



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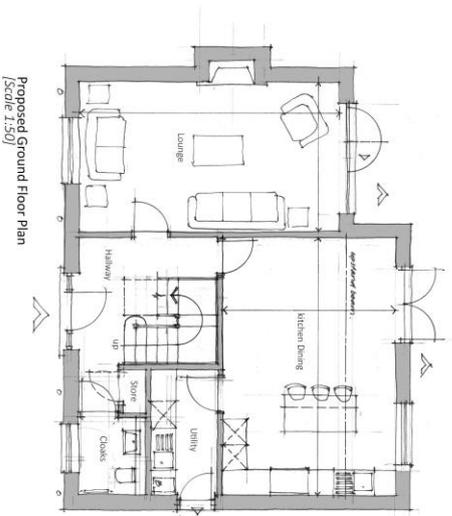
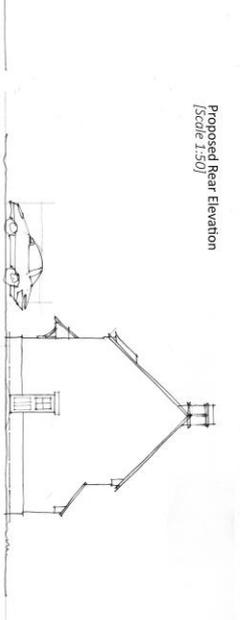
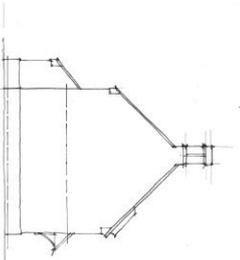
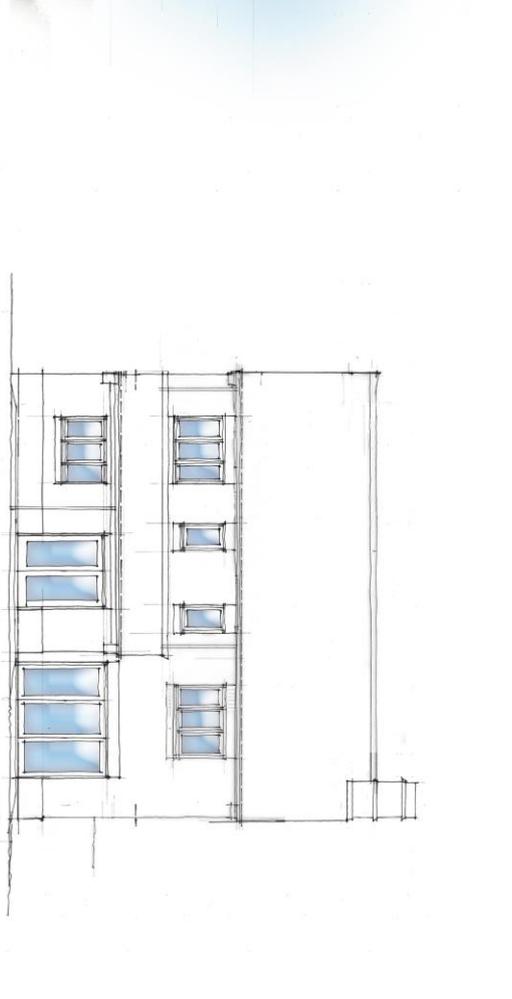
New Residential Development

RR
Ritchie & Ritchie
Architects

bhb
bhb
CONSULTANTS

Proposed Floor Plans
[Plan 3]

No.	Date	Author	Check	Scale
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0 0.5 1 2 5

Revisions

No.	Description	Date

Manor Farm, Aikone, Tewkesbury
New Residential Development

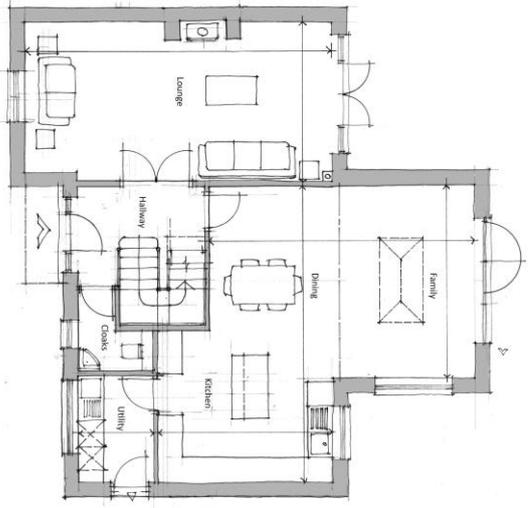
Ritchie & Ritchie
Architects

The Manor House,
The Rectory,
Tewkesbury,
Gloucestershire,
GL20 1JF
01292 521742

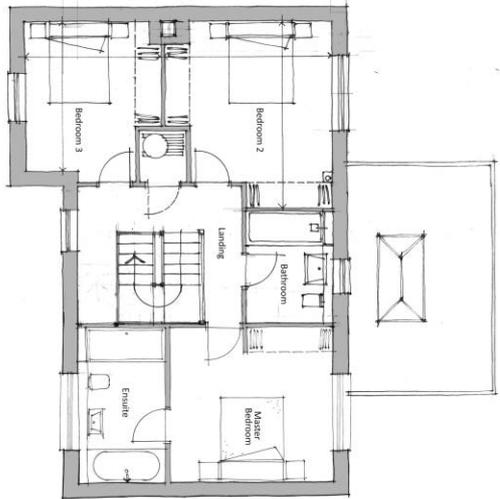
bmb
BUILDING CONTROL

Proposed Floor Plans
[Plots 6 & 7]

1:50 Date: 06/06/2021 Issue: 17975 Sheet: 23/18



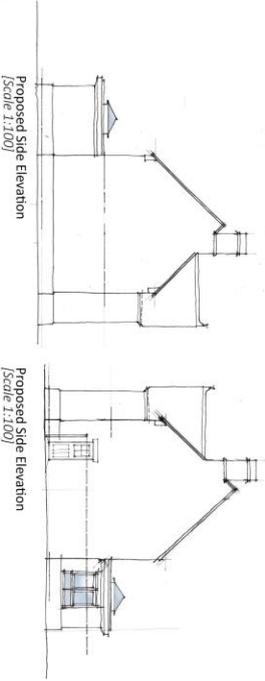
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Proposed First Floor Plan
[Scale 1:50]

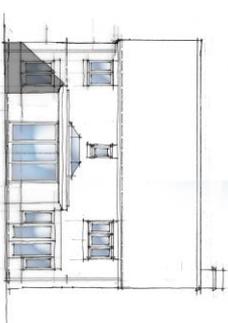


Proposed Front Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]

Proposed Side Elevation
[Scale 1:100]



Proposed Rear Elevation
[Scale 1:100]

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No.	Description	Date

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New Residential Development

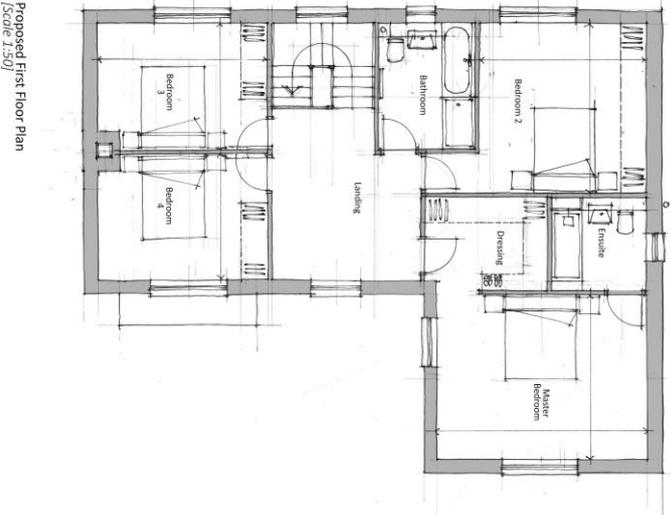
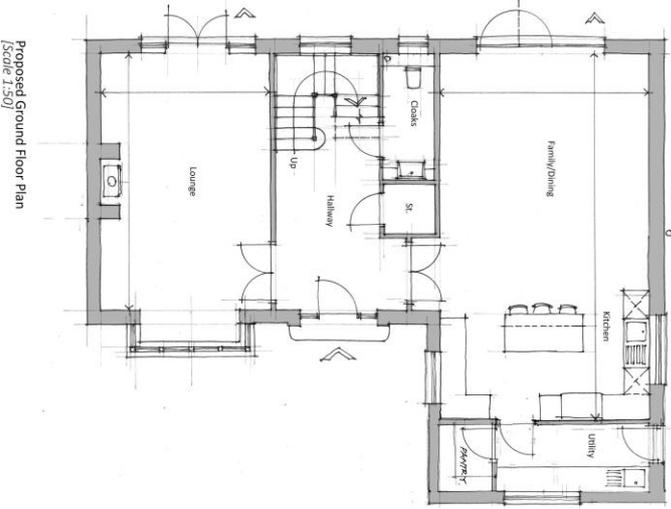
Ritchie & Ritchie
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The Manor House,
25, Church Street,
Tewkesbury,
Gloucestershire,
GL20 1JG
+44 (0)1273 623233

bhb
BUILDING
CONTROL LIMITED

Proposed Elevations
[Plots 4 & 5]

Scale	Issue	Date	By
1:50	1906-2021	10/08/21	179/5
			231/8



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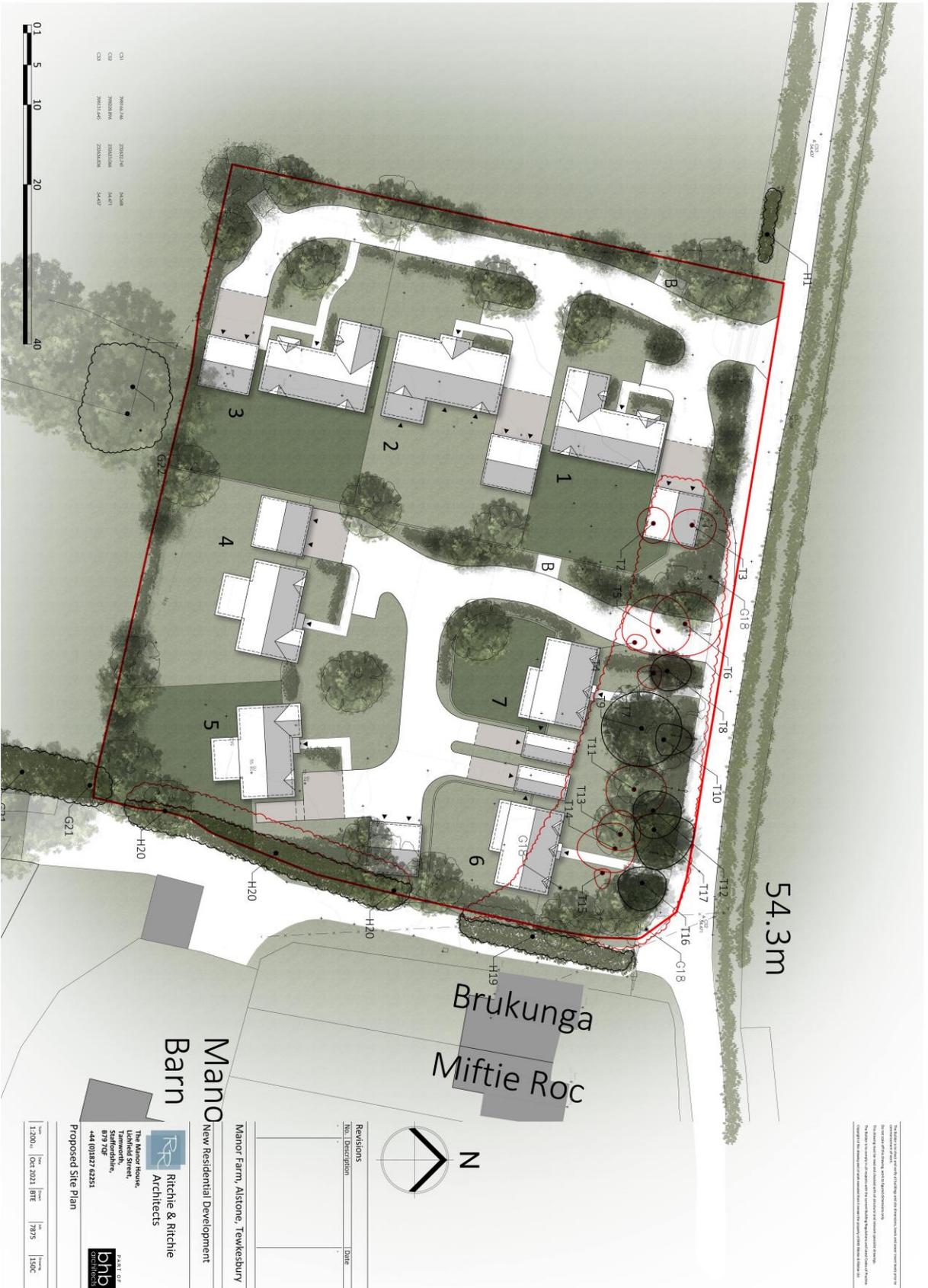
RR
Ritchie & Ritchie
Architects

10, The Ridgeway, Henley,
Oxfordshire,
RG9 7DF
+44 (0)1235 723233



Proposed Floor Plans
[Plot 1]

Scale	Date	Author	Check
1:50	06c-2021	LD/ORT	JSC/C



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Miftie Roc



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No.	Description	Date

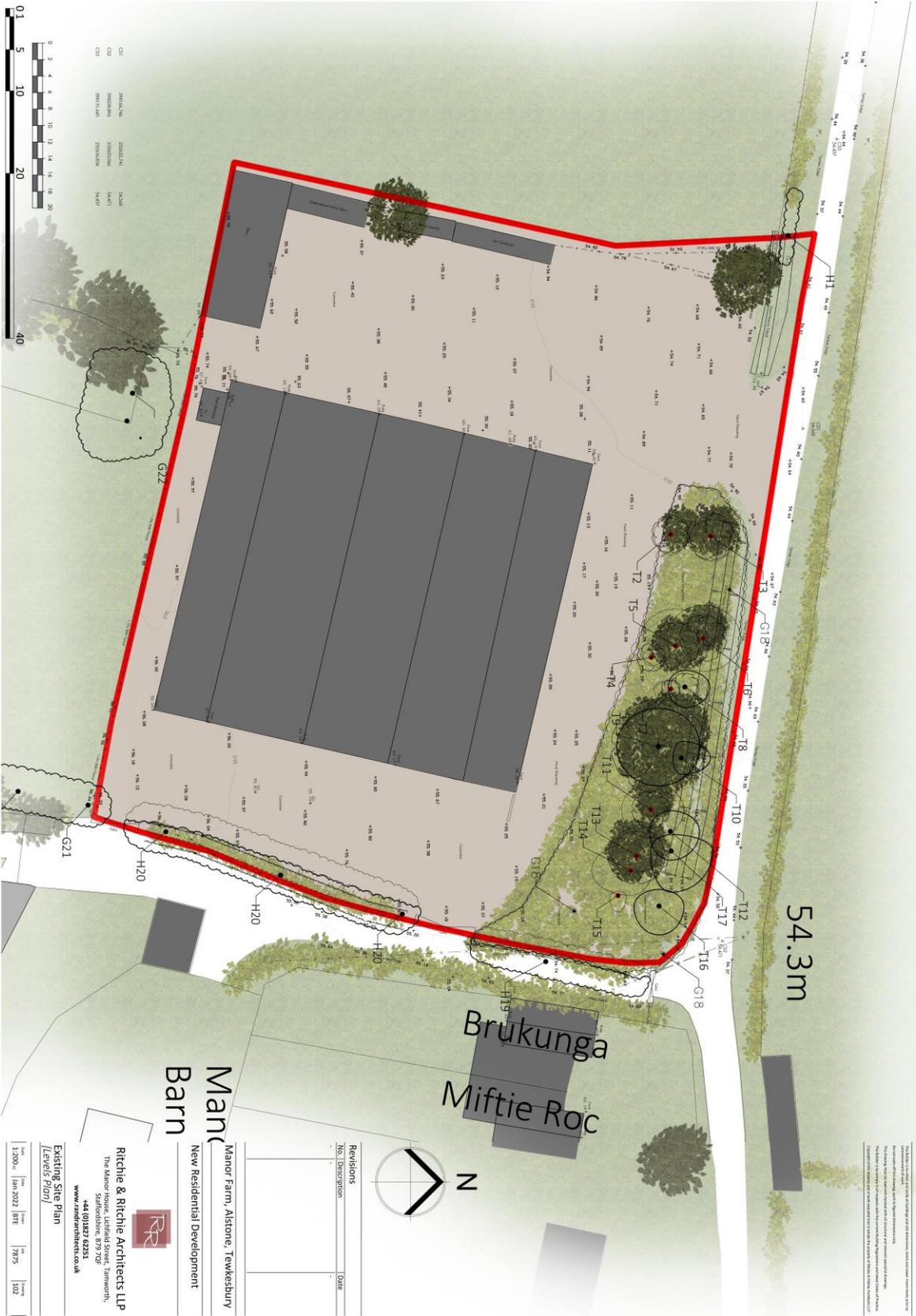
Mano Barn
New Residential Development
Manor Farm, Alstone, Tewkesbury

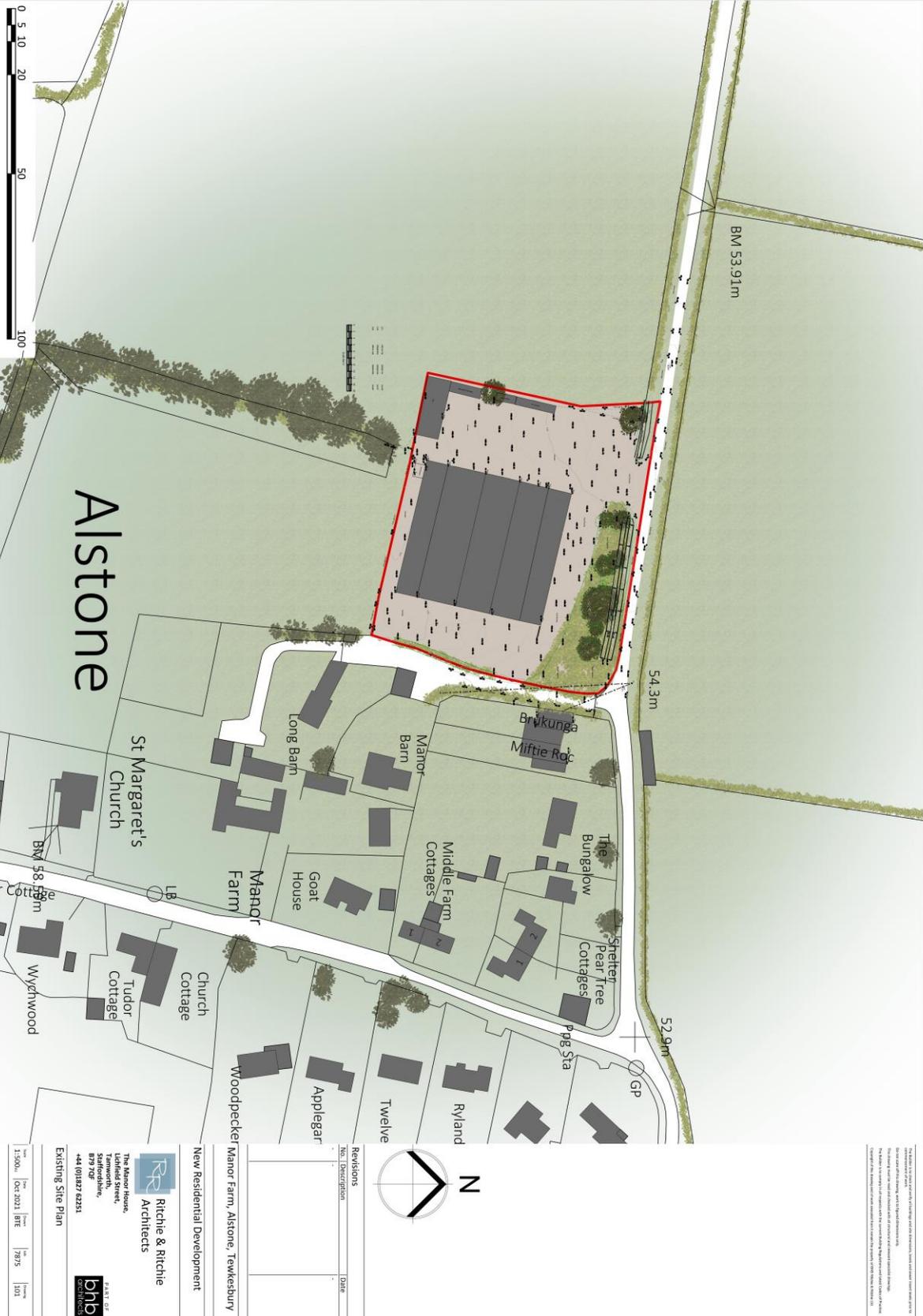
Ritchie & Ritchie Architects
The Manor House,
Ludford Street,
Sturminster Newton,
Dorset, Dorset, DT9 7JF
01420 82221

Proposed Site Plan
Scale: 1:2000
Date: 04.04.2021
Author: BR/JS
Drawing: 130C



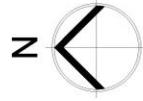
- WALLS
- WINDOWS
- DOORS
- PLANTING
- LANDSCAPE
- ROADS
- UTILITIES
- BOUNDARIES
- LEVELS







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No.	Description

Manor Farm, Alstone, Tewkesbury
New Residential Development



Ritchie & Ritchie Architects LLP
 The Manor House, Littleton Street, Timworth,
 Stroud, Gloucestershire, GL8 3JG
 01452 872222
 www.ritchieandritchie.co.uk

Location Plan	
Date	11.2.20
Drawn	BT
Scale	1:100