

ADDITIONAL REPRESENTATIONS SHEET

Date: 20 June 2023

The following is a list of the additional representations received since the Planning Committee Agenda was published and includes background papers received up to and including the Monday before the meeting.

A general indication of the content is given but it may be necessary to elaborate at the meeting.

Agenda Item No	
5a	<p data-bbox="304 680 884 712">22/00916/FUL - 2 Moorfield Road, Brockworth</p> <p data-bbox="304 743 1342 869">The agent for the application has stated that the entrance to the site is going to be shared and is well away from the junction. The overall traffic movements are marginally more than existing and the County Highways Officer has agreed that this is acceptable after negotiation.</p> <p data-bbox="304 900 1329 1025">The agent wanted to highlight that the Committee attended the site in a large red van and parked opposite the site entrance, near to the junction, making the situation seem more dangerous than it is 99.9% of the time. The agent feels that this should be mentioned to the Committee if they decide that the junction is actually dangerous.</p>
5b	<p data-bbox="304 1055 1090 1086">22/01306/FUL - Elm Gardens , Badgeworth Road, Badgeworth</p> <p data-bbox="304 1120 1305 1178">A revised site location plan has been received and the existing and proposed block plans have also been revised to show the kennels and the mobile home.</p> <p data-bbox="304 1211 1355 1337">Members will recall a mobile home at the rear of the site. It should be noted that the mobile home is temporary - the applicant has confirmed that it will be removed within six months and is in place and being used whilst the main dwelling is being renovated. Therefore, the mobile home is not shown on the proposed block plan.</p> <p data-bbox="304 1368 1310 1426">The Officer recommendation remains to permit subject to conditions as set out in the Committee report.</p>
5c	<p data-bbox="304 1460 1027 1491">23/00240/FUL - 9B Beckford Road, Alderton, Tewkesbury</p> <p data-bbox="304 1525 1347 1673">Since the preparation of the Committee report, two additional letters of objection have been received from local residents. The details of these letters can be found below. The comments made in the additional letters of representation have been considered; however, the Officer recommendation remains as Permit subject to the conditions set out in the report.</p> <p data-bbox="304 1706 639 1738">Letter of Representation 1</p> <p data-bbox="304 1771 616 1803"><i>Dear Planning Committee</i></p> <p data-bbox="304 1836 1358 1962"><i>I apologise for not being able to attend the meeting today to speak in person, but arrangements made many months ago couldn't be cancelled. Thank you for the site visit although it was disappointing to find that you did not have time to visit other affected properties .</i></p> <p data-bbox="304 1995 1259 2054"><i>I still think the proposed building application 23/00240/FUL is overbearing and overshadows the surrounding homes, I hope that following you site visit that you</i></p>

understand my deep concerns.

As the conservation officer put in his report :

"The proposal is for a rear extension at first floor level with a shallow roof pitch rising to the original ridge with a substantial box dormer creating a monolithic three storey elevation. By virtue of its scale, mass and form the proposed rear extension and dormer are bulky and awkward and create a dominant and unsympathetic addition which by any architectural standards is incongruous."

Although he said, "No Objection on heritage grounds" he did say: "However, it is likely that this design approach would be contrary to other, non-heritage planning policies".

Alderton Parish Council also said in their comment that "the proposal is an inappropriate and appalling design, and which affectively creates visually a three-storey building to the rear."

*I would like to draw the Committee's attention to comments made in the delegated report for the related planning application **20/01282/FUL**.*

When changing the semi-detached houses into to 2 detached houses, point 3.2 and 4.0 comments on the reduction of the size of the buildings and reducing the overall scale of the proposed building by virtue of the reduction in the depth of the first-floor element, in attempt to address Planning Officer concerns and objections raised by neighbouring occupiers. I would ask why this no longer matters.

I think the 3-bedroom house at 9B Beckford Road makes a lovely family home like its twin house at 9A Beckford Road and as we already have many 4-bedrooms properties in Alderton, I don't see why the builders would want to change the house.

I would therefore urge the planning committee not to permit this application.

Letter of Representation 2

Further to my comments submitted previously regarding the above planning application I would like the committee to consider the following comments which are directly relevant to the planning application and the associated planning policies. And I would like to register my objection to the proposal.

*1. As referred to in sections 3.2 and 3.3 of the Zesta Planning Statement, the original planning permission in 2022 (20/01282/FUL) restricted how far the first floor bedrooms at the rear of the property could extend. This decision was made in order to maintain the amenity and privacy of neighbouring properties (which has been successful) and therefore enforce the **JCS Policy SD14** and Local Plan **Policy RES10**.*

*If permission is granted for the new application this would mean that the planning department has been persuaded to reverse this decision. However, since nothing has changed in this short period of time there is no justification to do so. A reversal of this decision would also mean that the **JCS Policy SD14** and **Local Plan Policy RES10** would no longer be enforced.*

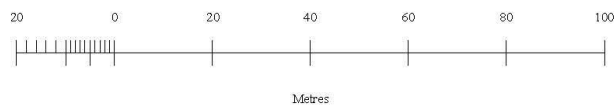
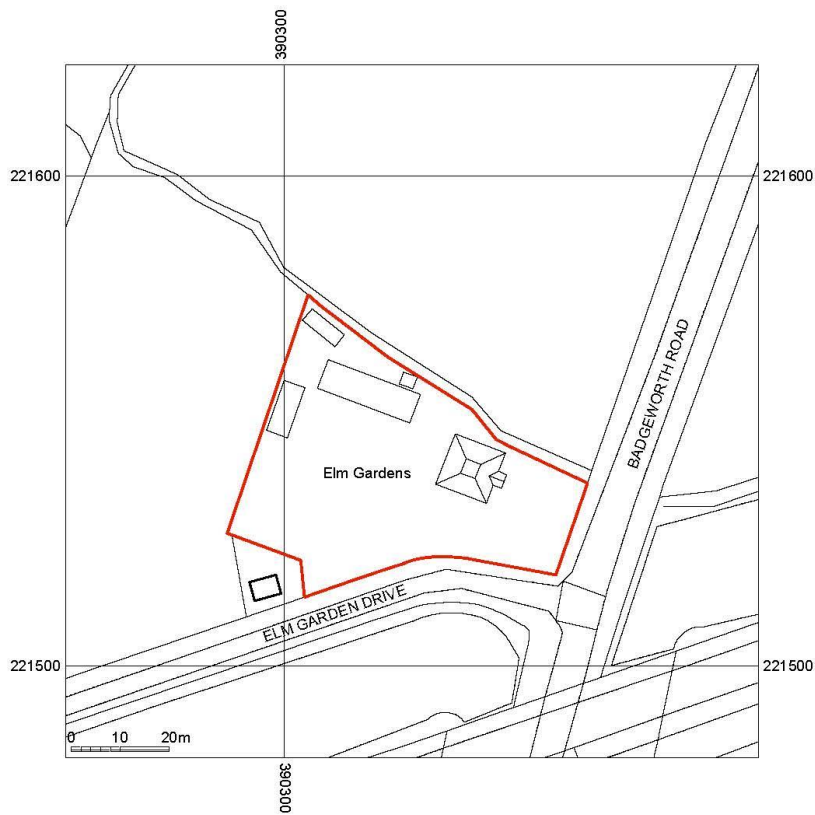
This decision is fundamental to the whole application and if reversed would mean that planning policy is being ignored.

With reference to the report prepared by the case officer for the committee:-

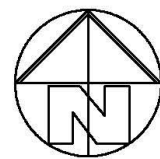
*2. Section 8.2 of the report highlights the design flaws and utilitarian appearance of the proposal, which is incongruous with the surrounding properties. This was also emphasized and disapproved of by the Conservation Officer. However, the report concludes that **"Whilst this relationship is not ideal in design terms the extension would be viewed from a limited number of public vantage points, the majority of which being within private residential gardens and dwellings."***

	<p><i>This implies that consideration is only given to the appearance on view to members of the public passing the front of the property (ie. the street scene) and no consideration is given to the owners of the neighbouring properties who will view this on a daily basis.</i></p> <p>3. Section 8.9 of the report states: "There is already a degree of overlooking of the rear gardens of the neighbouring dwellings of 9A and 11 Beckford Road. The new windows would not intensify this to an unacceptable level where undue harm would be caused."</p> <p>Section 8.10 of the report states: "The impact of the proposal upon neighbouring properties has carefully been assessed and it is considered that there would not be an undue impact upon their amenity in accordance with Policy RES10 of the TBLP and Policy SD14 of the JCS."</p> <p>Both of the above statements are inaccurate. There is currently no degree of overlooking at all on the patio and seating area to the rear of 9A. The garden is only overlooked by 9B when you move much further away from the house. However, the proposed new windows of 9B would then directly overlook the patio and seating area of 9A, removing all privacy which is definitely an unacceptable increase in the level of overlooking.</p> <p><i>There is evidence of this, whereby the rear first floor windows of 9B were only visible on the photographs that were taken by the Planning Office from the garden of 9A when he was positioned half way down the garden. The windows of 9B were not visible when a photo was taken from the patio and seating area of 9A, concluding that the patio and seating area is not currently overlooked and the Planning Department's decision referred to in comment (1) above to restrict how far the first floor bedrooms at the rear of the property could extend has been successful. To reverse this decision now would greatly impact upon the neighbouring properties and would definitely have an undue impact upon their amenity and privacy, therefore completely disregarding Policy RES10 of the TBLP and Policy SD14 of the JCS.</i></p>
5d	<p>22/01375/FUL - Part Parcel 8019, Chargrove Lane, Up Hatherley</p> <p>Since the Committee report was written, a further landscaping drawing has been submitted to address concerns raised by the Tree Officer. The details shown on drawing 23126.101 Rev.C (attached) are considered appropriate in respect of species and siting, however officers concerns in respect of the landscape harm from the proposed access and turning area and ability of the landscaping to mitigate this harm remain.</p> <p>Two representations have been received from 'Hatherley & Shurdington Triangle Action Group' and are attached to this report.</p> <p>Officers do not consider the amended landscaping plan is sufficient to overcome the identified harm as set out in the report. It is therefore recommended the application is refused for the following amended reason:</p> <p>The proposed development is poorly sited in relation to existing buildings, access tracks, ancillary structures and landscape features and is therefore contrary to the provisions of the NPPF, Policy SD6 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, and Policies EMP4, LAN2 and AGR1 of the Tewkesbury Borough Local Plan. For reasons of extensive loss of hedgerow and the significant area of hard surfacing needed to facilitate the turning of articulated HGVs, the development would cause unacceptable and unwarranted visual harm to the generally undeveloped rural landscape. Additional tree planting, copse creation and hedge restoration to parts of the Chargrove Lane fails to mitigate the identified harm and conflict with policy</p>

Item 5b - 22/01306/FUL - Elm Gardens , Badgeworth Road, Badgeworth,



OS Map
scale 1:1250



Aj Architects Ltd.

<small>PROJECT</small>	<small>PROJECT NO.</small>
Elm Garden's, Badgeworth Road, Cheltenham, Glos GL51 6TF	20/676

<small>DRAWING TITLE</small>	<small>(B)</small>	<small>A4</small>
1:1250 OS Map		

ANTHEA JACKSON BA(Hons) Arch Dip (Arch) RIBA
11 PRINCES STREET
CHELTENHAM
GLOUCESTERSHIRE
GL52 6BE

Tel: (01242) 581101
Mobile: (07813) 941017

SURVEY



Aj Architects Ltd.
 100 Badgeworth Road,
 Cheltenham,
 Gloucestershire,
 GL51 6JF
 Tel: 01242 241111
 Email: info@ajarchitects.co.uk
 Website: www.ajarchitects.co.uk
 Drawing No: 22/786
 Date: 04/10/2022
 Drawing Title: Existing Block Plan
 Scale: 1:200 @ A1

Revision: A (Full Area 2022 - Added Details from and Revised)
 Drawing No: 22/786
 Date: 04/10/2022
 Drawing Title: Existing Block Plan
 Scale: 1:200 @ A1



PROPOSALS



Block Plan
Scale: 1:500



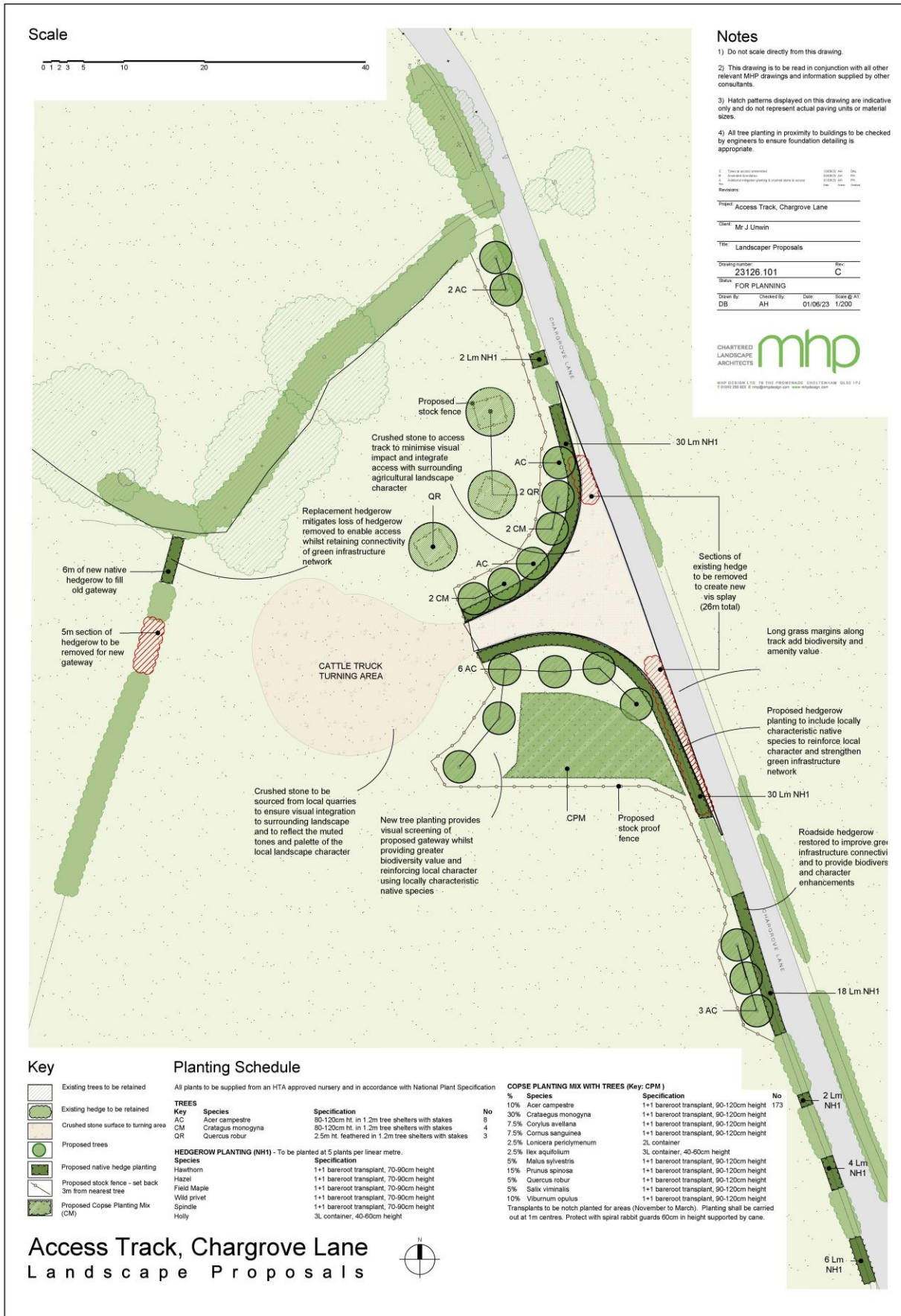
Revisions
21/10/2019 01/21/2020 01/04/2020 01/06/2020

NO.	DESCRIPTION	DATE
220	(B)	01/06/2020

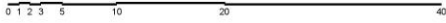
Aj Architects Ltd.

PROJECT	
Client:	22/786
Address:	Badgeworth Road, Cheltenham, Glos GL51 6ET
Project:	Proposed Block Plan
Scale:	1:200 @ A1

Item 5d - 22/01375/FUL - Part Parcel 8019, Chargrove Lane



Scale



Notes

- 1) Do not scale directly from this drawing.
- 2) This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.
- 3) Hatch patterns displayed on this drawing are indicative only and do not represent actual paving units or material sizes.
- 4) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detailing is appropriate.

Project: Access Track, Chargrove Lane	
Client: Mr J Urwin	
Title: Landscaper Proposals	
Drawing number: 23126_101	Rev: C
Status: FOR PLANNING	
Drawn By: DB	Checked By: AH
Date: 01/06/23	Scale @ A1: 1/200



Key

- Existing trees to be retained
- Existing hedge to be retained
- Crushed stone surface to turning area
- Proposed trees
- Proposed native hedge planting
- Proposed stock fence - set back 3m from nearest tree
- Proposed Copse Planting Mix (CPM)

Planting Schedule

All plants to be supplied from an HTA approved nursery and in accordance with National Plant Specification

TREES	Key	Species	Specification	No
AC		Acer campestre	80-120cm ht. in 1.2m tree shelters with stakes	8
CM		Crataegus monogyna	80-120cm ht. in 1.2m tree shelters with stakes	4
QR		Quercus robur	2.5m ht. feathered in 1.2m tree shelters with stakes	3

HEDGEROW PLANTING (NH1) - To be planted at 5 plants per linear metre.

Species	Specification
Hawthorn	1+1 bareroot transplant, 70-90cm height
Hazel	1+1 bareroot transplant, 70-90cm height
Field Maple	1+1 bareroot transplant, 70-90cm height
Wild privet	1+1 bareroot transplant, 70-90cm height
Spindle	1+1 bareroot transplant, 70-90cm height
Holly	3L container, 40-60cm height

COPSE PLANTING MIX WITH TREES (Key: CPM)

%	Species	Specification
10%	Acer campestre	1+1 bareroot transplant, 90-120cm height
30%	Crataegus monogyna	1+1 bareroot transplant, 90-120cm height
7.5%	Corylus avellana	1+1 bareroot transplant, 90-120cm height
7.5%	Cornus sanguinea	1+1 bareroot transplant, 90-120cm height
2.5%	Lonicera periclymenum	3L container
2.5%	Ilex aquifolium	3L container, 40-60cm height
5%	Malus sylvestris	1+1 bareroot transplant, 90-120cm height
15%	Prunus spinosa	1+1 bareroot transplant, 90-120cm height
5%	Quercus robur	1+1 bareroot transplant, 90-120cm height
5%	Salix viminalis	1+1 bareroot transplant, 90-120cm height
10%	Viburnum opulus	1+1 bareroot transplant, 90-120cm height

Transplants to be notch planted for areas (November to March). Planting shall be carried out at 1m centres. Protect with spiral rabbit guards 60cm in height supported by cane.

Access Track, Chargrove Lane Landscape Proposals





HaShTAG, Hatherley & Shurdington Triangle Action Group - HaShTAG

Dear Planning Officer/Chair of Planning

22/01375/FUL : Access road off Chargrove Lane, Up Hatherley

We write to request a period of public consultation for the now (twice) amended proposals to construct a new access road and large area of hard standing in the green belt off Chargrove Lane.

As the planning officer for this case points out in his latest report for the 20th June planning committee meeting –

“It should be brought to Members’ attention that the application has been amended twice since first submission. As originally submitted, the proposal was for a new entrance splay, turning circle and adjacent cattle handling pen. Shurdington and Up Hatherley Parish Council’s comments, consultation responses, and public representations relate to this original submission. After submission of the first and second application amendments, there was no further consultation.”

Following the closure of the public consultation before the end of February further amended plans were submitted by the applicant on the 27th March, 11th April, and then further revised plans on the 5th, 12th and 13th June, the latter within one week of the scheduled decision.

In addition the plans that are now going to the committee are quite different from those that were available for the public consultation, as follows:

The huge area of hard standing (100 foot in diameter) was to be sited behind the hedge in the second field away from the lane, but now has been moved to be in the first field i.e. much nearer the lane itself and therefore considerably more visible in this highly valued green belt setting.

The cattle pen has been removed from the plans.

There have been considerable changes to the proposed planting.

In addition a member of the public may wish to have the opportunity to speak at the planning meeting but there is now insufficient time to allow/prepare for this.

We therefore request that this application is not decided next week at the 20th June Planning Committee, and that the public are given the opportunity to submit further comments, especially as this lane with its adjacent green belt views is a much used and valued community asset.

We note on your website the Consultation Expiry Date is given as 26th June (since an amendment document was submitted on 5th), yet now a hasty decision is scheduled to be on the 20th.

In view of the shortness of time before the planning meeting, please acknowledge this request and reply to confirm this application has been withdrawn from the planning meeting next week.

Yours sincerely,

On behalf of HASHTAG



Planning application 22/01375/FUL Roadway off Chargrove Lane, Up Hatherley.

Dear,

In your phone call to me this morning you stated that: you and Mr. Ristic would make the decision whether to Defer, and that you did not consider the recent changes sufficient to warrant Deferral for a further consultation period.

You also stated that the turning circle (having disappeared once) had returned in the original location; this is untrue.

In December 2022 (now Superseded plans), the turning circle (and the cattle pen) were in the second field, away from (sensitive) Chargrove Lane.

By 26th February the bulk of the many Objection letters (up to number 35) had been received.

Published on 27th March, a 'Site Layout Amended' plan suddenly shows no turning circle, as does the 'Site Location Plan Superseded' published on the same date.

Plans then received between 11th and 17th April show a turning circle (made of "crushed stone") reintroduced and moved into the more sensitive, more visible field immediately adjacent to Chargrove Lane.

This would have a far greater impact on the appearance of the Green Belt and on the huge recreational Amenity of the Chargrove Lane 'valued landscape'.

The many Chargrove Lane users have not had the opportunity to address this worsening of the impact, and challenge its poorly explained or documented reasoning.

Furthermore, there are now three **recent** yellow markings on the lane surface which show the midpoint and the immense length of the hard surfacing and re-fencing required, and the hedge removal (a total of 60 metres) needed to provide visibility flares for the longest 50-foot-long articulated vehicle to enter from both directions.

Apart from the midpoint, the two end markings are indistinct and do not enable objectors to visualise the extent of the proposed transformation of this entire section of a much walked lane.

They need to be made more prominent for a further consultation.

In addition the hard-surfaced road access area will extend back 70 feet into the field. If the road markings were put down purely for the benefit of the planning committee on their site visit, then a post should also have been put 70 feet back into the field to show the huge area of grass that is to be removed.

Following deferral at the May 25th Planning Meeting, despite the officers' recommended Refusal grounds, two plans have been submitted attempting to "mitigate" this impact by screening (the latest published on 13th June, barely one week before the decision meeting on 20th, effectively evading challenge).

In your Report to the Planning Committee you state that ***"It should be brought to Members' attention that the application has been amended twice since the first submission. After submission of the first and second application amendments, there was no further consultation"***.

Yet although you regard it important that this point needs to be highlighted to the Committee, when members of the public request that further consultation, TBC is refusing to allow this.

In addition, we would also like to point out that following major changes to elected councillors from the May local elections; the new Planning Committee was only appointed a couple of days prior to the May Planning Committee Meeting. Many, if not most, of the Planning Committee were new councillors to the Planning Committee, and we believe that there was very limited (and insufficient) time for them to read the large number of objections and documents associated with this application, which was one of many other applications on the Agenda that day.

This important application seeks to make a major large scale access road entry into the Green belt from a very narrow and very well used country lane. It requires the widest hard surfaced entry splay, totally out of character with the area, which will have a significant impact on the appearance of the Green belt.

We request a written reply, explaining why this application is not being deferred for further public consultation, for planning process transparency, and to show to others, rather than a phone call.

Yours sincerely,