

ADDITIONAL REPRESENTATIONS SHEET

Date: 21 November 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	
5b	<p data-bbox="316 571 1246 607">22/00998/FUL - Land Behind 52 To 74, Willow Bank Road, Alderton</p> <p data-bbox="316 638 831 674">Additional Alderton Parish Objection</p> <p data-bbox="316 705 1294 772">Since the preparation of the Committee report, an additional objection from Alderton Parish Council has been received as follows:</p> <p data-bbox="316 804 1358 907"><i>"Further to our previous communications - we note that further consultation responses have been received by the Council to ongoing changes to the layout, landscaping and materials pallet for the overall scheme.</i></p> <p data-bbox="316 938 1350 1041"><i>In terms of Landscaping we see that Stuart Ryder associates, whilst acknowledging some minor improvements still raises landscape concerns such as:-</i></p> <p data-bbox="316 1072 1361 1176"><i>Landscape Effects (page 4) " I still consider the effect of the change on the land use and overall character of the Site itself is larger at Major/ Moderate, Negative and Permanent given the total change of character and land use."</i></p> <p data-bbox="316 1207 1334 1310"><i>The proposals remain denser grained than would typically be expected on the edge of the village, which perhaps does not present a reasonable interface between the village and the countryside.</i></p> <p data-bbox="316 1341 1347 1408"><i>That there is a lack of internal open space - which would be of concern for new residents.</i></p> <p data-bbox="316 1440 1337 1543"><i>Visual Effects (page 5) " The visual sensitivity of the Ald-02 land parcel was deemed to be Medium in the Toby Jones study and I believe this still to be the case."</i></p> <p data-bbox="316 1574 1267 1610"><i>The impact on the view from the Winchcombe Way is deemed moderate.</i></p> <p data-bbox="316 1641 1350 1767"><i>There is an adverse landscape impact on a significant view from the allotments due to a strong building line - albeit with some minor breaking up which has taken place. This view is Identified as a significant view in the Neighbourhood Plan.</i></p> <p data-bbox="316 1798 1361 1865"><i>He also considers the splitting of the site into west/south and east/north in terms of sensitivity is contrived.</i></p> <p data-bbox="316 1897 1203 1964"><i>In terms of JCS Policy SD 6 he considers there is more conflict than compliance.</i></p> <p data-bbox="316 1995 1342 2063"><i>He also points out that the scheme has to rely on off site credits to achieve the 10% Biodiversity net gain.</i></p>

	<p><i>Further he expresses concern over the lack of detail on future retention and management of soft landscape proposals.</i></p> <p><i>We also raised concerns previously with regards to the over reliance of hedge proposals which seem to be extensive and in the Local Landscape review of the drawings this issue is again raised - such extensive landscape hedges seems to be generally ubiquitous of modern estates and does not reflect the identity of the development itself and its character reflective of the neighbouring village. There is also concern that such hedging alongside every car parking driveway will be impacted upon by such parking and will inevitably be lost/damaged etc. And the hedges leave little space for other varied planting.</i></p> <p><i>Overall we believe there remains little connectivity to the village being back land in nature . The amount and uniformity of so much laurel hedging leads to a monotony of spaces and gardens.</i></p> <p><i>The scale, design, density, monotony and lack of integration to the edges of the village behind which its lies is shown in examples of similar estates being built by Blackhouse Housing in Moreton in Marsh - please see below the bland nature, and scale of a similar scheme currently being built there. This estate planning does not reflect the Cotswolds nature of Alderton - albeit we do acknowledge a removal of red brick and a slightly softer pallet of buff, yellow buff and white materials.</i></p> <p><i>As such, we as a Parish Council remain opposed to the overall scheme'</i></p> <p>Amendments to Plot 13</p> <p>Following discussions between Officers and the resident of No. 54 Willow Bank Road, Officers have liaised with the applicant and agreed for the side (east) facing bedroom window to be removed from Plot 13. The applicant will submit an amended plan showing these amendments and proposed condition 2 will be required to be amended to reflect these alterations.</p> <p>Minor Inconsistency in Plans</p> <p>Officers have identified a minor inconsistency in the floor plans and elevations for Plot 01 and an updated plan has been provided by the applicant to resolve the issue. Proposed condition 2 will be required to be amended to reflect these alterations.</p> <p>Condition 4</p> <p>Officers are discussing the locations of obscure glazing with the applicant and condition 4 will be amended as appropriate following completion of these discussions in the interests of residential amenity.</p>
5c	<p>23/00086/APP - Land Off, Aggs Lane, Gotherington</p> <p>Following the publication of the Committee report for this application, continued discussion with the applicant has taken place on some detailed design matters. Those discussions have resulted in the submission of revisions to the submitted drawings which are considered by Officers to have addressed the issues raised and are summarised as follows:</p> <ul style="list-style-type: none"> • Amendment to the Multi-Use Games Area (MUGA) agreeing to the provision of a footpath from the adjacent Locally Equipped Area of Play

(LEAP), the amendment of internal footpaths to soften the abrupt change of direction of path leading to MUGA, and the addition of a green coloured surface to the MUGA to assist its integration into the public open space.

- Additional items of play equipment to be sited within the LEAP.
- Revision to the LEAP layout to provide additional informal play areas to create variety and increase play value for different age groups.
- Woolstone 5 bed house type - amendment to attached triple garage to ensure it is subservient in scale and appearance, including a reduction in height, change of materials to brick to accentuate its subsidiary nature and the replacement of dormer windows with roof lights.
- One bed maisonette - elevations amended to provide more symmetry to the front elevation.
- All detached garages on site - replacement of exterior timber cladding with brick to distinguish garages as subservient ancillary buildings and to introduce visual variety and longevity.
- All 'fibre cement timber' cladding removed from the house types. Radley, Eaton, Keaton and Woolstone and replaced with dressed stone to match remaining house types, in the interests of the character and appearance of the development.
- Revised landscape planting to introduce more native species.
- Replacement of post and rail fencing with metal estate fencing in the interests of appearance and longevity.
- Revisions to the palette of external facing materials to introduce variety to the tiles proposed. A reconstituted slate roof tile has been introduced to create variation and visual interest in the roofscape. All large format concrete tiles have been replaced with small format tiles.

A selection of the submitted revised drawings will be shown as part of the Officers presentation at the meeting.

Following the Planning Committee Site Visit on 17 November 2023, Members requested answers to matters pertaining to the site as follows:

- Distance from MUGA to rear garden fences of adjoining dwellings, 30 - 50 meters
- Confirmation the MUGA will not be lit.
- Green surface finish to MUGA surface.
- Lockable gate on the entrance to the substation.
- Footpaths surfaces to be bound gravel.

Recommendation:

The Officer recommendation of Delegated Approve remains applicable to incorporate the changes set out above, which will necessitate minor revisions to

	the proposed conditions.
5d	<p>22/01083/FUL - Walnut Farm, Tewkesbury Road, Norton</p> <p>Further to Paragraphs 8.23 and 8.48 of the Committee report and the recommendation at Paragraph 10.1, the Local Highway Authority has confirmed it is no longer seeking a contribution for a bus shelter. This element is to be omitted from the recommendation at Paragraph 10.1 of the report.</p> <p>Upon further consideration it has been found that the existing extant unilateral undertaking is specific to the previously approved scheme. Consequently, the recommendation to Members is revised to accept a new Unilateral Obligation (rather than a S.106 agreement), a draft of which has been completed by the applicant.</p> <p>In addition, a new communication has been received from the Parish Council expressing contentment with the recommended draft condition which requires obscured glazing to the third floor window of unit 1, but remains opposed to the scheme for the reasons set out in their consultation response as set out in the report.</p> <p>As a result of these matters the recommendation at Paragraph 10.1 is amended to read:</p> <p>It is recommended that authority be delegated to the Development Manager to permit the application subject to the completion of a Unilateral Undertaking to secure affordable housing and subject to the conditions set out in the report.</p>
5f	<p>22/01317/FUL - 3 Consell Green, Tewkesbury Road, Toddington,</p> <p>Additional Representations</p> <p>Since writing the Committee report, an additional letter of objection has been received from a member of the public. The letter raises concerns in relation to highways safety, visibility splays, loss of light and loss or privacy. The letter raises no new concerns that have not been addressed within the Committee report or dealt with via comments from the Highway Authority.</p>