

Agent's comments in respect of application no:
19/02819/FUL

Presentation to Cotswold Planning Committee, 12 February 2020

19/02819/FUL - Hartley Lane, Seven Springs

- Thank you for allowing me to speak this morning.
- This is an application for an additional single storey building within the more southerly of the two Traveller pitches approved on a permanent basis in October 2018.
- The amount of accommodation authorised on the southern pitch is modest – three touring caravans & a stable block which provides a small day room / kitchen & a bathroom.
- Particularly since Mr Norris's eldest son & wife have had a baby & will be based on the site more of the time, the accommodation is not adequate.
- This is a sensitive site. We have worked closely with the family to provide enough space in a way that respects that sensitivity.
- We considered a mobile home – but they are pale coloured & often stand out visually, and the clients preference was for a permanent building.
- The building will provide a kitchen diner, bathroom, sitting room, & a store.
- With the existing stable dayroom building & three caravans it will meet their needs.
- The development is sensitive to context in a number of ways
- Siting the building behind & below the massive hedge
- Making use of the slope to step the building, which will break its bulk
- The use of dark materials
- The amount of accommodation 164m² footprint – including the caravans – will still be slightly less than the 166m² already authorised on the adjoining pitch
- Drawing JN05, the elevation across the site brings out that compared with the two wider pale mobile homes on the pitch next door - which is higher - its visual impact will be limited.
- Your landscape officer could not have been more positive about the scheme.

- With respect to Councillor Judd's suggestion this would represent overcrowding of a vulnerable family, they are not vulnerable.
- They are a hard working, moderately successful family who want a home they can be proud of that reflects their cultural traditions. Gypsy people are used to living in smaller spaces than many of us. They are very pleased with these proposals & understand my professional view that it would be difficult to accommodate more development on this site.
- I believe we are providing a model of what a Gypsy site can be in a sensitive location. Anybody who has visited it will confirm this is a particularly well managed site
- The family are accepted as part of the local community. It is noteworthy that compared with the torrent of objections to the original proposals for the site, there hasn't been a single householder objection.
- Please approve this carefully designed scheme.

Michael Hargreaves Planning, February 2020

Objector's comments in respect of application no:

19/03261/FUL

Application Number: 19/03261/FUL

Address: Land and Barn West of Church Farmhouse Naunton Gloucestershire

Proposal: Change of use of barn to dwelling

Name: Scott and Lisa Keating

Address: Church Farmhouse, Naunton

Objection Comments

Good morning and thank you for allowing me the time in proceedings to talk this morning.

My wife and I live at Church Farmhouse, a Grade 2 listed building, directly opposite the proposed development. As you will know from site visits, we are located just outside the main village of Naunton within a small community.

We have lived at the property since 2014.

Invasion of privacy

Our driveway and primary access to our property is directly opposite the proposed development.

The proposal to allow the old agricultural barn to be changed to a dwelling would invade our privacy, the proposal incorporates 2 windows and a door which directly face our property, more importantly directly face our bedroom window at the side of our house. From the property you can see directly into our bedroom.

The distance between windows at the barn and our bedroom window is measured at 24.5 metres.

The distance was taken using a laser measurement device. I understand there is a required minimum distance of 22 metres between windows.

As you will know Church Farmhouse is a grade 2 listed building with large sash windows, circa 5 ft in length, more than double the size of a modern property and therefore you can clearly see into our windows at 24 metres. This then leads me to question is the 22 metre spacing requirement sufficient to reflect permissible distance.

Furthermore, I understand the curtilage of a listed building is also taken into account when planned developments are reviewed and that building works cannot be permitted within 20 metres of a listed building curtilage?

The distance from our fixed boundary wall/curtilage to the proposed development is a lot less than 20 metres. I politely request clarification from the council on this requirement?

Local Plan Policy EC6 section a).

Once the substantial building work has been carried out, we do not foresee that the size of property would be sufficient as a residential dwelling and the owners would likely request further planning to

Constant reminders of car horns can be heard daily as people see cars exiting the Ayleworth Lane too late onto the B4068 when travelling even at the current speed limit.

By approving this development there will be an increased probability of accidents at this junction, especially when the property is utilized as a holiday let, with people coming to and from the property on a weekly basis and being unaware of the speed of the oncoming traffic as they turn onto the B4068 (Stow Road).

Services to the site. Whilst we are made aware that services consideration to the site is not a role of the planners (and more aligned to Building regulation). I respectfully request that the supply of services to this site within an area of AONB is taken into consideration and how this application could/would impact our property and our neighbors, specifically the supply of electricity.

My wife and I trust the planning committee understand our views and the substantiated reasons for objecting to this planning application.

I thank you for the opportunity to speak in front of you today.

Kind Regards

Scott and Lisa Keating

Thank you for the opportunity to speak today. (1)

The application site is very important to me and holds many special memories.

My family have ~~owned~~^{owned} and farmed the land for 60 years: ~~in fact~~ ~~I personally~~ in fact I grew up in Church Farm house directly opposite the site and have personally owned and farmed the surrounding land for the last 36 years. I believe that I have been a careful and considerate custodian over these many years.

As I reach retirement, I want to spend more time in the area and make it my home in order to be closer to my children and grandchildren.

Applicant's comments in respect of application
no: 19/03261/FUL

Whilst I agree the barn is modest in footprint, the building fully meets the National Space Standards criteria and provides ~~the~~ all of the necessary accommodation that I need for a fully functioning home. A separate statement has been provided by my Agent to the committee to clarify this.

Additional ^{project} ~~info~~ ^{to EIC} ~~included~~ ^{bars can be} ~~considered~~ ^{judicially} ~~considered~~

I ~~make~~ particular note that your officers support the application and have made a very comprehensive assessment to ensure that it complies with CDC

Planning Policy. I note that its renovation was considered by the Council's Environmental Consultant to be positive in 'tidying up' this small ~~but~~ but important area of the AONB.

I fully appreciate the Councils committed and measured assessment of the scheme and hope that the committee will take full account of the officers report and its conclusion that the scheme meets the criteria of Local & National Planning Policy and therefore should be approved by the committee today.