

PLANNING AND LICENSING COMMITTEE
10th June 2020
ADDITIONAL PAGES UPDATE

AVAILABLE FOR PUBLIC INSPECTION UNDER THE PROVISIONS OF THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

ADDITIONAL REPRESENTATIONS ON SCHEDULE ITEMS : Pages 6 – 10		
Item:	Ref No:	Content:
01	18/02520/FUL <i>(Land South Of Wick House East End Fairford)</i>	<p>CASE OFFICER UPDATE:</p> <p>Officer notes following questions regarding land ownership and conditions imposed on land outside of the control of the applicant:</p> <p>An applicant can apply for planning permission on land outside of their ownership by signing 'Ownership Certificate D' in the application form.</p> <p>Local Planning Authorities are able to impose conditions requiring works on land not in control of the applicant but only where the condition is considered reasonable and enforceable. In this case, a condition would be imposed to ensure that the off-site drainage works proposed on land to the south of the application site are completed prior to the occupation of the proposed dwellings. It is the applicants' responsibility to accord with this condition.</p> <p>In light of the objections received from occupiers of leasehold retirement properties at Lygon Court, the Local Planning Authority required a Legal Agreement that would secure works taking place in the event that planning permission is granted and the permission is implemented. A Legal Agreement between the applicants/developers and Retirement Care (BH) Ltd (freeholders of the land) has been submitted.</p> <p>The Agreement provides an option to enter into a formal Deed of Easement regarding the off-site drainage works if planning permission is granted and the development goes ahead. The Council's Legal Services has overseen these Agreements and consider them to be satisfactory for the purposes of the planning application. The Local Planning Authority therefore considers that the condition requiring works off site to be reasonable and enforceable.</p> <p>A further third party objection received from East End House reiterating previous concerns regarding:</p> <ol style="list-style-type: none"> i. Land ownership and accountability for maintenance; ii. Flood risk; iii. Access arrangements for larger vehicles;

		<ul style="list-style-type: none"> iv. The hedges to be trimmed are on private property; and v. Impact of hedge removal on impact on Grade II listed East End House.
02	<p>19/03585/FUL</p> <p><i>(Sheafhouse Farm Draycott Road Blockley)</i></p>	<p>CASE OFFICER UPDATE:</p> <p>SUGGESTED REVISED WORDING OF CONDITION 16 -</p> <p>In consultation with the Environmental Health Team, the suggested wording of the noise condition (Condition 16) has been amended and it is now proposed that the condition reads:</p> <p>‘There shall be no external amplified or acoustic, live or recorded music on site’.</p> <p>FURTHER REPRESENTATION RECEIVED –</p> <p>One further third party objection:</p> <ul style="list-style-type: none"> i). Reaffirmed previously submitted objections in November 2019 and January 2020; ii). Questions how the revised scheme meets the Applicants initial design and layout criteria included with the initial submission; iii). The huts would not reflect the high quality natural and built environment of the district; iv). Risk of growing a hospitality industry (caravan park and holiday lodge) on site; and v). Noise.
03	<p>19/02005/FUL</p> <p><i>(Land To The Rear Of Albion Street Stratton Cirencester)</i></p>	<p>CASE OFFICER UPDATE:</p> <p>Additional condition:</p> <p>The development shall be fully designed in accordance with the requirements set out in BS9991: 2015, including a fully compliant sprinkler system throughout.</p> <p>Reason: In accordance with Local Plan Policy EN2 and in the interests of fire safety.</p>



Figure 1 Drainage outlet at Court Brook 12th December 2019 (wettest December on record)



Figure 2 Drainage ditch 12th December 2019 (wettest December on record)

Photos submitted by agent



Figure 3 Manhole inspection point 12th December 2019 (wettest December on record)



Figure 4 Drainage outlet at Court Brook 15th January 2020 (after storm Brendan)

Photos submitted by agent



Figure 5 Drainage ditch 15th January 2020 (after storm Brendan)