

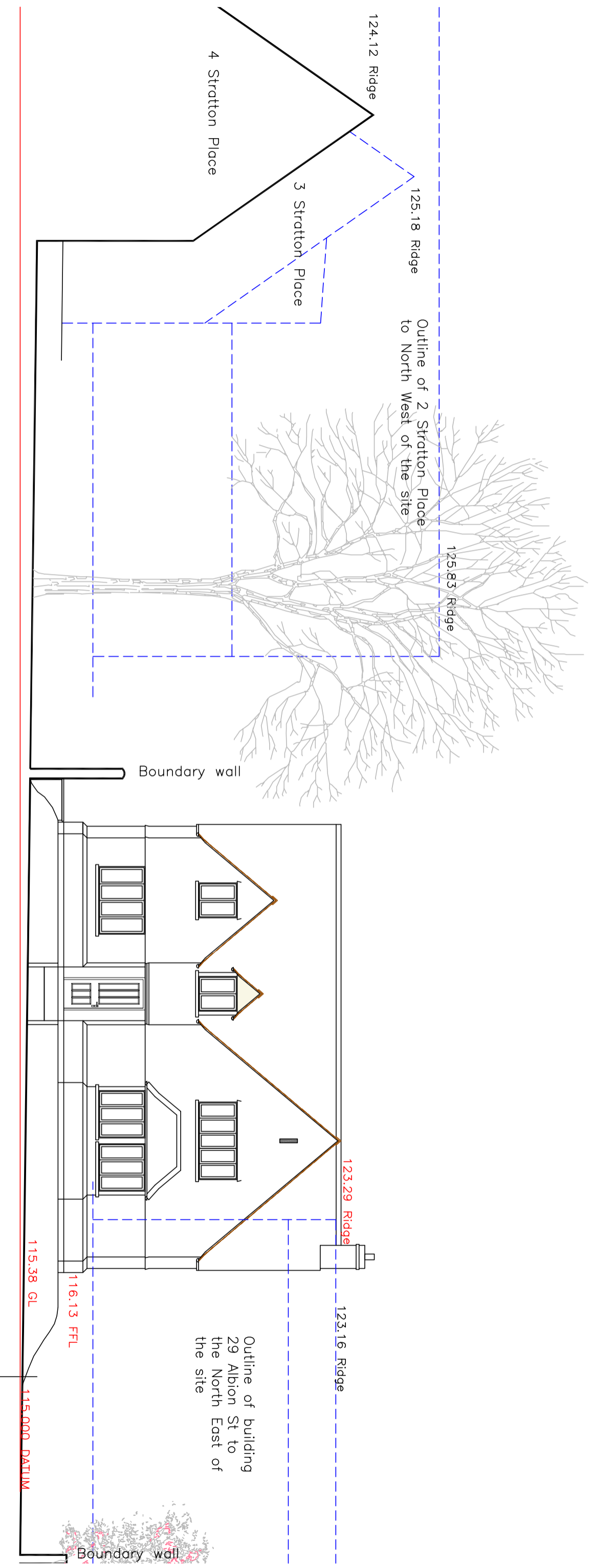
**PLANNING AND LICENSING COMMITTEE**  
**8<sup>th</sup> July 2020**  
**ADDITIONAL PAGES UPDATE**

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

<b>ADDITIONAL REPRESENTATIONS ON SCHEDULE ITEMS : Pages 5 - 7</b>		
<b>Item:</b>	<b>Ref No:</b>	<b>Content:</b>
<b>01</b>	<b>19/02005/FUL</b>  <i>(Land To The Rear Of Albion Street Stratton Cirencester)</i>	<b>CASE OFFICER UPDATE:</b>  Please see attached drawing of site section showing heights of dwelling proposed under previous application reference 16/02012/FUL
<b>02</b>	<b>19/04221/FUL</b>  <i>(Land Parcel At The Sunground Avening)</i>	<b>FURTHER REPRESENTATIONS RECEIVED:</b>  7 representations have been received objecting to the proposal, raising the following matters: <ul style="list-style-type: none"> <li>• too many houses for the site</li> <li>• insufficient parking</li> <li>• impact upon local roads from increased traffic</li> <li>• impact upon wildlife</li> <li>• local schools cannot cope</li> <li>• safety risk to the playgroup</li> <li>• 3 or 4 houses would be better</li> <li>• concerns relating to construction works</li> <li>• destruction of wildlife habitats</li> <li>• lack of public transport</li> <li>• loss of natural woodland</li> <li>• 2014 housing survey was flawed</li> <li>• impact upon AONB</li> <li>• two major developments would be approved in the same part of the village</li> <li>• the development is not needed or wanted</li> </ul>
<b>05</b>	<b>20/02043/FUL</b>  <i>(Cirencester Rugby Football Club The Whiteway Cirencester)</i>	<b>RESPONSE RECEIVED FROM GLOUCESTERSHIRE COUNTY COUNCIL HIGHWAYS TEAM:</b>  “The applicant has engaged with the Highway Authority before this application was submitted to explore the reduction of the consented visibility splay. Condition 4 requires a visibility splay of 2.4m x 120m, this is based on the national design standard indicated in the “Design Manual for Roads and Bridges” for a 40 mph speed limit, however this document is not appropriate in all instances and modern practices look to calculate visibility splays based on actual speeds using a method recommended in “Manual for Streets 2”. In this instance it is considered appropriate to take the latter approach as it is more reflective of actual speeds which are lower than the 40mph limit and as such a lower visibility splay can be accepted

		<p>without any detriment to highway safety.</p> <p>At the time of the submission of this representation the Planning Committee agenda has been published and an amended worded condition now appears listed as condition 3. This wording requires amendment to ensure it reflects the methodology of Manual for Streets 2, and in the instance here with the consideration of the splay lines in the vertical plane.”</p> <p>The following condition is proposed to replace Condition 3 listed within the Officer’s report on the Schedule:</p> <p>Development shall not begin until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 91 metres to the south and 95 metres to the north measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6m from the edge of the carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.</p> <p>Reason: <i>In the interests of highway safety, in accordance with Cotswold District Local Plan Policy INF4 and paragraphs 108 and 110 of the NPPF.</i></p>
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- NOTES:
1. This drawing is copyright.
  2. All dimensions to be checked on site before commencement of any works. Any discrepancies to be reported to the Project Administrator for verification. Written dimensions to take precedence over scaled dimensions.



## Site Section

Revisions:

Rev	Date	Description
A	13/12/16	Further detail shown
B	07/06/17	Levels updated to tops.

**ALPHA**  
PROPERTY SERVICES

Address: Land to the rear of  
Albion Street Cirencester

Project: Proposed  
Development

Drawing: Site Section

Scale: 1:100 @ A3

Date: January 2016

Number: 16/02:06 **B**

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