

## MORETON-IN-MARSH TOWN COUNCIL STATEMENT FOR CDC PLANNING COMMITTEE MEETING 14 OCT 20

### Item No 01:- 19/02248/FUL Land At Dunstall Farm Fosseway Moreton-In-Marsh Gloucestershire.

Today the report in front of you compiled from the inputs of consultees states:

*On balance, it is considered that the town has the potential to **satisfactorily** accommodate the additional dwelling numbers subject to the scheme not having an unacceptable adverse impact on matters such as infrastructure, landscape, biodiversity, etc....*

The Town Council would agree with this proposition if the body of the submission satisfied this point but sadly it does not.

The Morton Town Council regards elements of this application as a factual example of failings and has specifically referenced it in response to the Government's White Paper: Changes to the Current Planning System - highlighting infrastructure lag associated with rapid housing developments in Moreton since 2011.

Notably:

- Poor Highway Infrastructure planning and management resulting in increased traffic congestion
- Poor strategic planning and management of a school placement strategy resulting in an insufficient local primary school provision.
- An incomplete assessment of the sustainable transport requirement to enable access Further Education and jobs.
- Lack of infrastructure investment to plan and manage water, sewerage and drainage in Moreton in Marsh.

It is sad to highlight strategic issues but if we, as elected representatives, don't regard these issues as unacceptable and take no action to resolve them, we have all failed.

*It is noted that the provision of a new school may take a number of years to come to fruition. The report offers no comfort to the existing residents of Moreton and no strategic plan for the future. Is this acceptable? **No. Is it adverse? Yes.***

The report states: *The impact on the road network arising from the proposal is considered **not** to be 'severe' especially if mitigation measures are undertaken at the town centre roundabouts... Will this be any more successful than other attempts to use S106 funding to make mini roundabout improvements? **No. Is the situation adverse? Yes.***

The Town Council are keen to ensure that Planning Conditions attached to this application, particularly numbers 20, 22, 23, 24, 28 are closely monitored.

The CDC Local Plan is detailed out to 2031 but this development **has come forward too soon**, prior to relevant infrastructure being planned or in place. We need to be proactive and not accepting of a status quo which fails to recognise and address the infrastructure shortfalls highlighted today.

We will have succeeded if and when we see improved strategic planning to provide a place and environment fit for residents to live and work. We are not at that point today.

# Objector's comments

Your ref: 19/02248/FUL

Full application for erection of 250 dwellings at land at Dunstall Farm, Moreton-in-Marsh

As long-time owners of property adjoining the north-east corner of the proposed site we have already given our detailed objections to the development. We feel it is an urban sprawl completely at odds with the battle against climate change. We would wish to emphasise the following:-

## **TRAFFIC**

This has become increasingly heavy along the A429, and traffic jams are common coming from both north and south approaching Moreton; particularly on Friday afternoons when the end of the tailback is out of sight: although this often happens at other times.

## **FLOODING**

Following the floods of 2007 extensive work on flood defences was eventually completed in Moreton and finally our garden is no longer covered in water every time there is heavy rain whilst we worry that again it will enter the house. This in an area which is almost 6 foot lower than the designated development site.

## **AFFORDABLE HOUSING**

Spitfire is known as a builder of luxury and expensive housing. Are they capable of building affordable housing? What the area needs are genuinely affordable 2 and 3 bedroom family homes. Salaries are fairly low locally and had been dropping even before the Covid-19 pandemic. Young families also need some personal outside space.

Hopefully all these items will be addressed at this meeting.

Thank you

R J and J E Burton



Agent's comments in respect of application  
no: 19/02248/FUL

I'm Tom Stanley, a chartered town planner and Partner at Knight Frank. I'm here to present to members detailed proposals for residential development at Dunstall Farm in Moreton in Marsh.

The site was allocated in the Adopted Local Plan in 2018 and therefore the principle of residential development is accepted. The detailed proposals before you today are the product of extensive engagement with the local community, elected members, stakeholders and Council Officers over the last six years,

This site will bring forward 250 homes, including 100 affordable homes and 12 custom build plots. Over £2.9m of Section 106 contributions will be made towards pre-school and primary education, sustainable transport and public library services. In addition to this, an estimated Community Infrastructure Levy payment of £1.6m will contribute to local infrastructure projects such as Chipping Campden Secondary School

The scheme's impact on the local road network has been subject to rigorous assessment and has been found to be safe and acceptable. Similarly, the Highway Authority is satisfied with the proposed access arrangement.

The sustainable transport package has been agreed following discussions with County Highways. It will comprise contributions towards improving the 801 service, school transport and community transport. Junction improvements and works to the two mini-roundabouts in Moreton are also recommended and can be implemented through CIL funding.

The site will incorporate the existing footpath and cycleway connection along the Fosse Way and will link into the Diamond Way footpath within the heart of the masterplan. The scheme will also provide electric vehicle charging points throughout.

We have reached an agreed position in respect of local education provision. Following on-going discussions we have accepted the County Council's position and will meet in full the Section 106 requests for pre-school and primary education. Secondary education is covered by CIL.

In addition to this, we have worked positively with the Council's Urban Design and Landscape Officer's to ensure the site will provide a new high quality southern edge to Moreton that reflects local Cotswold vernacular.

The site has been assessed by the Environment Agency and the Lead Local Flood Authority for its flood risk. There are no objections and the application deals comprehensively with all of its own surface water, drainage and flood risk mitigation.

Following comprehensive due diligence alongside the proactive and collaborative work with Cotswold District Council all matters have been resolved. We are very pleased to support the recommendation of the Officer for approval of this detailed planning application and I hope that members feel able to support the delivery of this allocated site.



Agent's comments in respect of application no: 20/02175/FUL

Northcote is the family home of Tom and Amy Hayman-Joyce and their two children Beatrice and Edith. Tom is local business owner (an estate and letting agents employing c.25 local staff), Amy is a physiotherapist working in Bourton-on-the-Water. The family have lived in the Cotswolds their whole lives and contribute to local community events, Beatrice and Edith attend the village school.

Tom and Amy are keen to enhance and improve Northcote adapting it for modern family living. This will involve some change to a building your officers have identified as a non-designated heritage asset. Historic Building advice has been sought by Nicholas Worledge - former head of the Heritage Team at Oxford City Council with 30+ years of experience working with the historic built environment and advising on planning policy.

The heritage designation regime is intended to identify and protect the best of the Cotswold's historic environment. Selection is necessary to ensure that the system has value and is not brought into disrepute by seeking to protect everything old.

As detailed in the Heritage report produced by Worledge Associates, Northcote does not meet the Local Plan criteria for designation as a non-designated heritage asset. It is traditional but ordinary, old but not historic. It is not rare as a building type nor retains its historic integrity having had significant internal reorganisation and rear extensions. It has no group value and no landmark status.

It is however valued by the owners, who have sought professional advice to help them adapt the property to meet their family needs for the long term. It is not in their interest to do anything to undermine the qualities of the building or the surroundings, indeed the family have already rebuilt 70 metres of drystone Cotswold stone walling and have removed unsightly outbuildings. They have also started to replace the 1970's modern windows with traditional timber flush casement windows. They further intend to introduce tree and hedgerow planting.

Turning to the proposed design for the extensions - it deliberately employs the traditional with the modern, not to overwhelm the main range, but to create a contrast therefore allowing the single storey elements to read as subordinate components allowing the main range to be clearly read as a traditional stone-built structure. This follows the advice in the Cotswold Design Guide, which does not restrict design to traditional solutions only. In relation to the wider landscape Given the modern industrial buildings that sit on adjacent sites and the associated activities it seems unlikely that a domestic extension (beyond what already has been approved) would lead to light pollution that would be harmful to the AONB. A landscape condition, would allow additional control if considered necessary.

We seek your approval for what we believe is a scheme which will enhance the property and the area.





Parish Meeting's comments in respect of application  
no: 20/01582/FOL

As Chairman of the Hazleton Parish Meeting I have been asked to speak for the residents with regards to this application.

Hazleton is a small village of some 50 houses and having sent an email to all the villagers, I can find no support for this application.

Grove cottage has been extended from a 2 up, 2 down farm cottage into a 4 double bedroom house that substantially fills the plot on which it sits. It was our understanding that the final extension permitted in the 1990's would be the last permitted extension of Grove Cottage and no further extensions would be allowed.

The cottage sits at a pinch point in the road and the planned extension comes right up to the roadside and not 2m away as stated in the circulated document. This is a factual error. A chance photograph of a combine attempting to get through this point, taken in August, shows the problems already encountered and this extension will only exacerbate the problems for the farming community. This combine is not their largest vehicle; hence, they are already restricted in their vehicle use. We believe that anybody who thinks that it is a good idea to build out to this point has not considered the full implications of the impact this will have on the local farming community and economy.

Notwithstanding this, the road is increasingly used by delivery vehicles of various sizes as well as large refuse vehicles, which currently back up the road on collection days. There is also a blind exit from Glebe House at the end of the garden to be considered. The speed limit is 60mph here.

The addition of extra windows overlooking the church grounds is a major concern to the church, and wider village. We are amazed that after all the extensions that have taken place that Grove cottage has any development rights still existing?

Churches in our area do not have a tradition of being overlooked by adjoining housing and we do not believe that it is right to start invading the privacy of families and friends when they are burying their love ones or indeed visiting their graves at a later date. Many people come to visit the churchyard and the graves on a regular basis; they come for some quiet contemplation and reflection. Extra windows are not appropriate in this location.

Overall, the residents of Hazleton do not believe that this application should be permitted for all the reasons stated but mainly because the extension comes up to the road edge, not 2m away, and will visually and physically restrict this narrowest point in the only access road for 2 farms and 6 houses.



Objector's comments in respect of application no: 20/01582/FVL

*My comments with regard to the error with information submitted to the planning committee in terms of the proximity of the extension to the highway and its impact on road safety will, I hope, have been circulated and noted.*

Objection statement for Planning Committee Meeting:

**Overdevelopment:**

The agenda item documentation submitted to the committee states that this extension will not result in an overdeveloped appearance of the plot. It is difficult to understand how this can be true or to overstate how 'squeezed' into the plot (noted to be modest in size) it already is – to the very boundary walls on two sides. Furthermore it is the over development of a simple vernacular Cotswold property that, originally, sat in its plot, surrounded by a garden proportionate to its size. There are fewer and fewer properties of modest size in the village, affordable by those who work locally. This, once again, will be an over aggrandizement of a small cottage already substantially extended several times, for weekend use/holiday let which will move it further from the realms of being affordable or of benefit to the community.

**Safety:**

The speed limit on the roads surrounding Grove Cottage is 60mph. The roads are in frequent use not only by residential and farming traffic but, increasingly, on a daily basis by numerous delivery vans as online shopping becomes the normal means of making purchases. Delivery drivers work on a timed schedule for drop offs and speed through these roads. The proposed development finishes at the very edge of the verge/road (and not 2m away as stated in the documentation circulated) and at an extremely narrow pinch point. The extension will further impede sight lines not only for those on the road passing Grove Cottage but also for those joining the road from the Church side which is a blind corner. Furthermore it will obscure sight lines from those exiting the Glebe House drive - a difficult enough exit point at present (blind and on a hill) – placing them straight in the path of oncoming traffic.

In addition, I believe that the proposed extension will obscure views from the property and compromise safe and suitable access for those living there. The plans state that the existing gateway (where visibility is relatively good) is to be closed off with the exit point for the property now at the point where visibility is extremely limited and at the narrowest part of the road.

I don't believe the true impact of the proposed development on road safety has been properly assessed and would respectfully request that this application is rejected for reasons of safety and over development, or at the very least, deferred until a site meeting can be made to establish the facts.



*Agent's comments*

**COTSWOLD DISTRICT COUNCIL - PLANNING AND LICENSING COMMITTEE 14<sup>TH</sup> OCTOBER 2020  
ITEM 6/3: APPLICATION REF. NO. 20/01582/FUL GROVE COTTAGE, HAZLETON**

Thank you Chair,

I speak to you today on behalf of the applicant in support of the recommendation for approval, as set out within the officer's report. Whilst the report comprehensively addresses all relevant issues and planning considerations associated with the proposal, I note the reasons for referral of the application and would like to take this opportunity to highlight a number of points that are relevant to your consideration today.

I would first like to remind Members that, through positive engagement with officers, the proposed development scheme has been amended to address concerns raised in respect of initial proposals for larger extensions to the property. This process has resulted in the scheme before you today, which primarily comprises a modest single storey extension along part of the north elevation. Your officers have confirmed that this now preserves the special qualities of the Hazleton Conservation Area; the setting of the Grade II\* listed church; and the landscape character and special qualities of the Cotswold AONB. Officers are also satisfied that the proposals will conserve the protected trees within the churchyard and not impinge on the amenity of adjoining residential properties.

Whilst your officers consider there to be no other issues that would warrant refusal of the application, it is acknowledged that others have raised some concern over the impact of the proposals on highway safety and with regard to overlooking of the churchyard from the two additional windows proposed within the south elevation.

In terms of highway safety, it is clear that the assertions made with regard to the narrowing of the highway and restricted visibility do not stand up to scrutiny. The proposed extension reaches only to the inside edge of the broad Cotswold stone wall which marks the boundary to the applicant's property. Whilst it is acknowledged that the width of the highway is narrow at this point, these proposals do nothing to reduce it. The photo referred to by some objectors of large farm machinery passing the property only serves to confirm that it does fit within the confines of the existing highway, and without any overhang of the broad Cotswold stone boundary wall.

With regard to the proposed windows within the south elevation, the officer's report confirms that these could be implemented under existing permitted development rights and are therefore not dependent on the outcome of the application before you today. Nevertheless, the applicant's objective is simply to improve the levels of natural daylight within the property and they have no interest or intention of intruding on those using the churchyard.

In conclusion, this proposal represents a balanced and carefully designed scheme which meets the needs of the applicant whilst causing no material harm or adverse impacts to those living and working within the surrounding area. Accordingly, on behalf of the applicant, I would urge Members to accept the officer's recommendation for approval.

Thank you.

