

PLANNING COMMITTEE

10th June 2015

ADDITIONAL PAGES

ADDITIONAL PAGES - CIRCULATED TO MEMBERS BY POST

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

Additional Representations on Schedule Items

Pages 1 – 32

PLANNING COMMITTEE

10th June 2015

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	14/02444/FUL CD.1320/L	<p>Additional comments from Town Council - 'Council objects on the grounds that there are not enough visitor parking places allocated. With the re-designed pathways if a vehicle is parked by the side of the road there will not be enough space for a large vehicle to pass i.e waste lorries. Council would like to register the point that people have been parking on this site for upwards of 20 years. Council also objects to the close board fencing proposed, it will not be in keeping with the local street scene. Council also wish to know if GCC Highways plan to adopt the roadway if it is up to their standard. Council would like to refer planning department to their earlier objections.'</p> <p>Officer Update - Following the outcome of the viability appraisal and the recommendation of the District Valuer the applicant has formally agreed to make a contribution of £56,171 towards secondary education. They have also agreed to make an off site contribution of £94,896 towards affordable housing. The Council's Housing Officer has accepted this proposal. They consider that the size of the sum would potentially only finance one unit on site. In combination with the fact that the developer does not intend to have the road within the development adopted by Gloucestershire County Council it is considered that a single unit would not be an attractive or viable option for an affordable housing provider. They consider that it would be preferable for the contribution to be spent elsewhere in the locality.</p> <p>Additional Site Layout- Access and Parking plan received.</p>
04	15/00655/FUL CT.8950/D	<p>Five further letters of support received - Main grounds of support are</p> <p>(i) In 2014, my family visited an agricultural Alpaca farm for my daughters 16th birthday celebration. She had always wanted to Walk with Alpaca. We live in America and were planning on visiting the UK so I contacted Kensmyth Stud to arrange an Alpaca Walk. I chose this Alpaca farm because of its livestock numbers and facilities from their professional website; we were delighted with our visit. It would have saved us so much time travelling if we could</p>

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have stayed on site for this rather than drive to and from Bristol for the day where we were staying.

Kensmyth Stud provides an excellent Alpaca experience and can only be improved by the addition of Visitor Accommodation, especially enabling disabled visitors to stay on site and enjoy their Alpaca visit. The Alpaca we handled were trained to enjoy the human contact and it is a truly memorable experience.

I note that the UK Government planning policies "support the sustainable growth and expansion of all types of business and enterprise in rural areas, promote the development and diversification of agricultural and other land-based rural businesses; and support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

Kensmyth stud is tastefully set out with much attention to detail for the Alpaca and visitors, the position of the proposed dwelling is replacing the existing log cabin so does not change the site outlook and is in keeping with the character of the countryside.

I believe that this application is very "small scale Tourism," is essential for Kensmyth visitors and is a positive step forward for Disabled visitors and all Alpaca lovers.

I fully support this application and we are visiting again this year and hopefully eventually staying on site.'

(ii) When she started breeding Alpaca in 2008, I supplied her Camelid Business with Farm machinery at her farm in Lower Blunsdon and she has had these regularly serviced since that time. When moving her business to Clay Meadow, I hired Tractors to Mrs Helen Kendall Smith whilst her own were in storage. Clay Meadow was overgrown dead grass with weeds and she has singularly worked extremely hard at transforming 25 acres of marginal land to tended grazing that supports her Alpaca livestock and business. The National Planning Policy Framework completely supports rural agricultural business in the countryside and tourism (Paragraphs 55 and 28) and this should be granted as the framework states "without delay".'

(iii) Our practice has been called out to Kensmyth Stud twice so far since March for cria and birthing issues. I myself have attended a female which had retained her placenta post parturition. A serious and potentially life threatening condition if gone unnoticed. The close observation and presence of Mrs Kendall Smith during this period proving vital in this case. Convalescence of both

		<p>mother and cria requiring close and constant monitoring while receiving follow up treatment.</p> <p>The second visit was to a 'breach' birth last week. Close observation during the onset of the birthing process by my client alerted her to a problem. With skill and experience an internal examination by Mrs Kendall Smith confirmed malpresentation of the cria and the vet was called immediately. She was then able to assist the attending vet during this emergency situation and the cria was successfully removed. Both mother and cria are currently doing well and prompt examination and decisive action resulted in a favourable outcome. Had this birth been allowed to progress unattended there would have been a significant chance of fatality for both mother and cria. Aftercare following this sort of traumatic birth includes close observation and care of mother and cria, often along with bottle feeding, supplementation and nursing of the cria. Other risks at this crucial time are mastitis, metritis, endometritis for the mother and hypothermia and malnutrition for the cria. At this time of year constant vigilance for fly strike is always necessary.</p> <p>It is the on site attendance and ability to respond rapidly and correctly that has allowed Mrs Kendall Smith to achieve no cria losses (since 2008) and minimal health issues during the breeding/birthing seasons.'</p> <p>(iv) I visited Kensmyth Alpaca farm in late 2014 with my son who has Cerebral Palsy and a learning disability. It was a truly fabulous experience for my son who was able to walk the Alpaca's and be able to get around the farm by vehicle.</p> <p>I feel that to help the farm become fully accessible to visitors with varying physical disabilities and handicaps there are some changes that need to be done.</p> <p>There is an urgent need for disabled toilets/showers and, if visitors come from some distance with physical or learning disabilities and their carers/families, overnight facilities are required and would be welcomed.</p> <p>The Alpaca farm is a rare asset and it would be great to make it fully available to those with disabilities.</p> <p>I feel I am able to give these views as I run a Mencap Monday Club for over 50 members with Learning Disabilities and Physical needs and have been involved with all aspects of physical and learning disability people</p>
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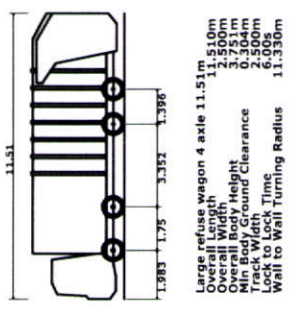
		<p>for over 45 years.</p> <p>(v) In the summer of 2014 I was invited to visit Kensmyth Stud in Cirencester in order to give an informal opinion as to its suitability as a venue for an IoD event. It is my role within the Institute of Directors, Berkshire Branch to assess venues, although not within our area; so it would not necessarily involve my Branch.</p> <p>Mrs Kendall Smith was actively seeking new “routes for marketing” through her on site Alpaca Events. Having been given a guided tour, my opinion is that the venue is highly suitable for a variety of Corporate Events and the Alpaca Stud interesting and well organised. I advised Mrs Kendall Smith to contact her local branch of the IoD.</p> <p>In September 2014, I attended Newbury Agricultural Show and visited the Kensmyth Stud stand. It was very professional and busy. I was amazed at how much interest there was in Alpaca themselves as well as the variety of products.</p> <p>Letter from Kernon Countryside Consultants Limited – Please see attached dated 5th June 2015.</p>
05	14/05225/OUT CT.6691/Z	<p>Amended Plans: A Revised Swept Path Analysis has been submitted along with minor alterations to the proposed layout (P003 Rev F) in response to the Highway Authority’s comments. Please see plans attached. The Highways Authority’s comments are awaited.</p> <p>Coloured copies of Drawing No PL004 Rev B (Schematic Plans) and an A3 of PL011 Rev B (Proposed Building Levels) are also provided as requested at SIB.</p> <p>Representations - A further 16 letters of support and 3 general comments have been submitted since completion of the committee report. All of the letters confirm their support for the replacement of the riding school and stables. However, some additional queries/comments have been expressed as follows:</p> <ul style="list-style-type: none"> i. If this proposal goes ahead it is of utmost priority that the stables and riding facilities are constructed to equal or improved provision. ii. The owners and developers must recognise and meet with the needs of livery customers and their horses. Facilities must be agreed and it is vital that livery clients are kept aware of proposals and that they are discussed openly.

		<ul style="list-style-type: none"> iii. There is a shortage of equivalent facilities with easy access to bridle ways on the Cotswold escarpment and surrounding countryside. Loss of this amenity would have a significant, detrimental impact to leisure provision in the area. iv. Looking at the current plans the area is smaller than at present and with less stabling. v. Will access be granted through the housing estate - the safest access or will it be from Greenway Lane? If so how will traffic, especially horse lorries be able to access the equestrian facilities? vi. Still question whether the houses are needed and feel that partially digging them into the ground will produce too steep a drive which will become dangerous when frosty or snowy. vii. The design is not in keeping with the ambiance of the Cotswolds. viii. Pleased to see that the landscaping and tree cover is well being maintained. ix. The riding school should be immediately replaced i.e. with no delay/gap in provision. x. Access to the riding routes should also be considered as it is essential that the paths that riders have ridden for more than two decade should not be blocked. <p>In respect of the points above Members should note that a condition has been recommended to ensure that the replacement equestrian facilities are provided prior to the demolition of the existing equestrian facilities to ensure that there is no gap in provision.</p> <p>Members should also note that access to the equestrian facilities will be through the proposed housing development. The purpose of the Swept Path Analysis is to demonstrate that a vehicle the size of a refuse lorry can transverse the site safely (being the largest vehicle likely to frequent the site).</p> <p>Please note that comments have been provided by the agent in response to the Parish Council's comments. See attached document, which incorporates the agent's comments.</p> <p>Revised Conditions - Further to the additional comments made, revisions are recommended to Condition 15 and</p>
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		<p>Condition 20 as follows (see bold text):</p> <p>A comprehensive landscape scheme shall be submitted as part of the Reserved Matters. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes as well as the timing of new landscape planting. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.</p> <p>Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 45. It is important to identify trees and other landscape features that are to be retained and provide adequate protection prior to the commencement of development and, in the particular circumstances of this case, to enable the planting to begin to become established at the earliest stage practical and thereby achieving appropriate mitigation and the objectives of Cotswold District Local Plan Policy 45 and National Planning Policy Framework.</p> <p>Due to the sensitivity of the site the landscaping scheme is considered to be an integral part of the proposals and must be considered comprehensively considered with the other reserved matters.</p> <p>The replacement equestrian facilities (including vehicular and pedestrian access, stables, tack room(s), feed/hay store(s) and riding arena), shall be provided on site prior to the demolition of any part of the existing equestrian facilities unless otherwise agreed in writing with the Local Planning Authority. Access (including vehicular and pedestrian access) shall be maintained to the existing equestrian facilities until such time that the replacement equestrian facilities have been provided.</p> <p>Reason: The existing riding school and stable facilities is an important local facility and its timely replacement is consistent with ensuring a prosperous rural economy and the provision of opportunities for outdoor sport and recreation in the Green Belt in accordance with Cotswold District Local Plan Policy 31 and the provisions of the National Planning Policy Framework.</p> <p>N.B Please note the inclusion of Local Plan Policy 31. For the avoidance of doubt the proposals do not conflict with this policy.</p> <p>PLEASE NOTE THERE IS AN A3 PLAN ON THE LAST</p>
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		PAGE OF THE ADDITIONAL PAGES RELATIONING TO THIS APPLICATION.
06	14/04198/REM CT.7615/K	<p>Amended Plans - Revised Site Cross Sections (R321/45 Rev B) have been provided by the applicant to show the relative ridge heights of the proposed development in comparison with existing development opposite (see Section d-d). R321/45 Rev A (attached to the committee agenda) has therefore been superseded.</p> <p>Environmental Health Officer (EHO) - The EHO has confirmed that the report is acceptable and advises that a condition is imposed that requires the implementation of the mitigation measures outlined in Section 8 of the External Noise Control Report (May 2015) prior to first occupation.</p>

14/02446/1A



Large refuse wagon 4 axle 11.51m
 Overall Length 11.510m
 Overall Width 2.500m
 Height 0.704m
 Max Road Ground Clearance 2.500m
 Track Width 2.500m
 Lock to Lock Time 6.905
 Wall to Wall Turning Radius 11.350m

Reference from Manual for Streets (paragraph 6.8.9):
 Residents walk no more than 30m with refuse
 Refuse operatives walk no more than 25m

Rev.	Check	Description	Date	By
A		Sheet paths and notes added first issue	12/06/15	NEW

SPITFIRE PROPERTIES

Project: HOUSES 10-21 EAST TOWN HOUSES
 WHICH SET THEM OUT FOR C-AGS

Title: SPITFIRE PROPERTIES, EAST TOWN HOUSES
 & TRANSPORTATION ENGINEERS

BANNERS GATE

CIVIL STRUCTURAL & TRANSPORTATION ENGINEERS
 Corporation House, 10-11 Birmingham Street, Halesowen B63 3HE

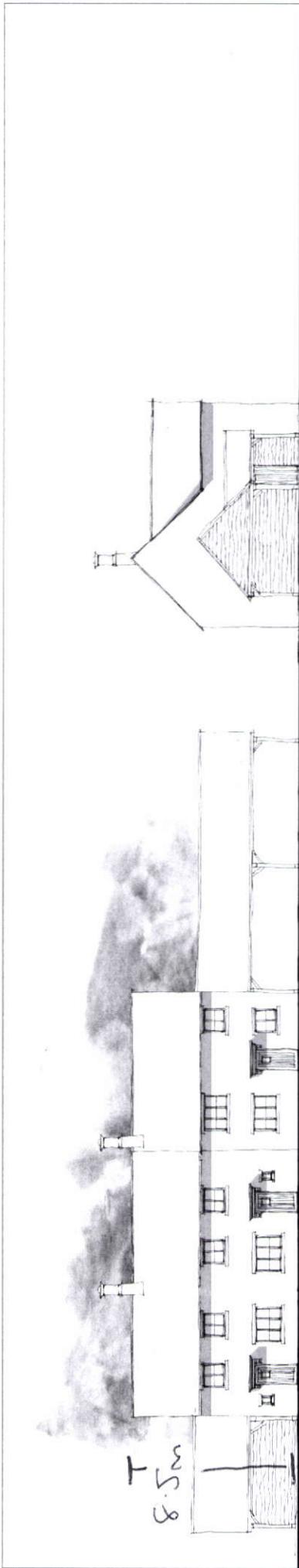
Scale	As Shown	Drawn	1:1
Date	14/02/15	Checked	1:1
File	1402446	Drawing	1402446-1A



- 9 visitor spaces
- Minimum internal width to car barns = 6.0m
- Minimum internal width to garages = 6.0m
- Designated cycle storage area is provided in each car barn
- Plot 1 2 car barn
- Plot 2 2 car barn
- Plot 3 2 car barn
- Plot 4, 5 2 car barn
- Plot 6, 7 2 car barn
- Plot 8, 9 2 car barn
- Plot 10, 11 2 car barn
- Plot 12, 13, 14 2 car barn
- Plot 15, 16, 17 2 car barn
- Plot 18 2 spaces + double garage
- Plot 19 2 spaces + double garage
- Plot 20 2 car barn + double garage
- Plot 21 2 car barn

Speeds adjacent to access
 (85th percentile speed)
 eastbound, 18.4 mph
 westbound, 19.9 mph
 SSD for 20mph = 25metres

Mem 01 14/02446/1A
 CO.132014

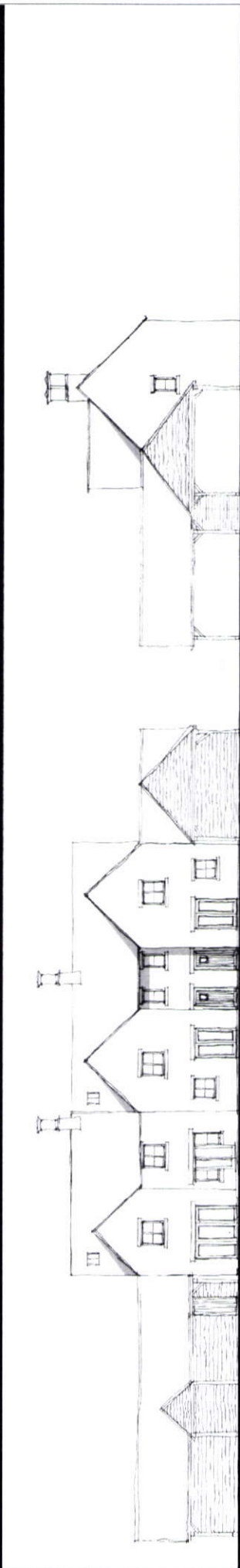


Front Elevation Plot 8

Plot 8

Side Elevation

Plot 7



Rear Elevation

Side Elevation

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Plot 7
1402 sq.ft
130.25 sq.m

Plot 8, 9
1106 sq.ft
102.75 sq.m

Rev Date Comments
C MAY 15 Cycle store doors amended
B APR 15 Windows amended
A JUN 15 Windows amended

Proposed HOUSING DEVELOPMENT AT
ASHTON HOUSE, STOW-ON-THE-WOLD
FOR SPITFIRE PROPERTIES

Draw Title
PLOTS 7-9
AS PROPOSED

LAPWORTH ARCHITECTS	
<small>Ashton House, 20-22 Market Street, Stow-on-the-Wold, Gloucestershire, G16 9JL Tel: 01202 244411 Fax: 01202 244412</small>	
Client	SPITFIRE
Date	NOVEMBER 2014
Draw no.	1545
Revision	04
Author	C



First floor plan



Ground floor plan

Hem 01 14/10/2444/FUL
CO-132014



Councillors of the Planning and Licencing Committee

Our Ref: KCC1391/sc
5th June 2015

Dear Councillor

Ref: 15/00655/FUL ERECTION OF AN AGRICULTURAL WORKER'S DWELLING AT CLAY MEADOW FARM, CIRENCESTER ROAD, SOUTH CERNEY: AGENDA ITEM 04

Our client at Clay Meadow, Mrs Helen Kendall Smith, has a planning application which is due to be heard by the Planning Committee on 10th June. The application was called in at the request of Ward Councillor Cllr Juliet Layton of South Cerney. The planning case officer supports the application and recommends approval, and he has the full support of Robert Fox, the Council's appointed agricultural advisor.

Our client has a background in successful livestock breeding and her previous partner of over a decade is a large animal livestock veterinary surgeon which gave her the veterinary training necessary for running any livestock farm. The planning case officer has included in his report a letter of support from the Applicant's veterinary surgeon George Vet Group.

The Proposal

The proposal seeks to replace an existing log cabin at Clay Meadow Alpaca Farm, with a stone dwelling. The log cabin was permitted on a temporary basis for three years from 5th December 2012 (planning reference 12/04205/FUL).

The log cabin was permitted to support the farm which is an agricultural Alpaca breeding, rearing and training business which the Applicant, Mrs Helen Kendall Smith, relocated to Clay Meadow from Lower Blunsdon. She has been a successful breeder of Alpacas since 2008.

Mrs Kendall Smith farms only Alpaca and Muscovy ducks. She also has Alpaca on agistment at Clay Meadow for her clients until they are mature for breeding. She also has an excellent quarantining facility for her export sales. Other of her alpaca have been sufficiently trained by Mrs Kendall Smith to be handled by other people for tourism and care businesses based elsewhere. Agistment is where the Alpaca has been sold from Clay Meadow stock to a new owner but remains at Clay Meadow for a weekly fee. Therefore it can be seen that Clay Meadow provides a specialist service rather than simply a breeding and rearing enterprise.

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Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL
T: 01793 771333 Email: info@kernon.co.uk Website: www.kernon.co.uk

Directors - **Tony Kernon** BSc(Hons), MRAC, MRICS, FBIAC **Sarah Kernon**
Chartered Surveyors - **Verity Drewett** BSc(Hons), MRICS, MBIAC, **Sara Compton** BA (Hons), MSc, MRICS, MBIAC
Julia Norman BSc(Hons), MRICS **Mark Dugdale** MRICS

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CT. 895010.

Mrs Kendall Smith also provides clients internationally with Alpaca Husbandry courses and Alpaca Events. The specialism of this Alpaca Farm is that the whole cycle of Alpaca is followed from conception to birth and from fleece to yarn. Mrs Kendall Smith also produces exclusive natural Alpaca garments which can be purchased online at www.kensmyth.com.

A four bedroom stone farmhouse is proposed, which replaces the existing four bedroom log cabin. This includes additional space in support of a proposed diversified tourism enterprise, with special emphasis on the disabled.

In 2014 Mrs Kendall Smith applied for two large Yurts to accommodate her Alpaca clients and disabled visitors. There is a clear lack of disabled accommodation in the area and the need was established. These were specifically designed with disabled entrances and ramped decking (planning reference 14/04592/FUL). The yurts had been broadly supported by Cotswold District Council until the application was withdrawn due to issues with the local military protection zone (which restricts the erection of cloth-walled structures so close to a military explosives risk area). Hence the disabled accommodation must be provided behind solid walls for safety reasons.

Assessment against Planning Policy

This farm owns 20 acres of its own land and has a further approx. 5 acres *on a further* long term agricultural farm tenancy with the Bathurst Estate (having rented it on short term leases for 3 years previously). There are currently nearly 60 alpaca on site with further cria due, 8 having been born already since March.

The National Planning Policy Framework (the NPPF) allows for isolated, new dwellings in the countryside where there is “**an essential need for a rural worker to live permanently at or near their place of work in the countryside**” (paragraph 55). The NPPF is also very supportive of land-based rural businesses, advising local planning authorities to “**promote the development and diversification of agricultural and other land-based rural businesses**” and “**support sustainable rural tourism**” (paragraph 28, with my emphasis underlined).

As set out in Mr Perk’s report to your Committee, the proposal accords with that advice.

In March 2015, Robert Fox visited the Alpaca Farm and fully considered the current application. Mr Fox has concluded that an essential need to live on site exists. He has considered carefully the complexities of the Alpaca breeding, rearing and specialist training undertaken by Mrs Kendall Smith. In addition, Mr Fox has identified security issues and the proposed on-site staying Alpaca clients, especially those with disabilities, as adding to the essential need to live on site. He has studied the farm’s accounts and found the enterprise to be viable and sustainable. In summary, Mr Fox concludes:

- there is an essential need to live on site;
- there is clear full-time labour requirement;
- the business is financially sustainable (based on a detailed review of the business’s accounts);
- no other dwellings could meet the need;
- the dwelling would provide a modest dwelling for the family and allow the proposed Alpaca clients and disabled visitors staying on site enterprise to develop (this being referred to as the “tourism accommodation element”).

The proposals accordingly meet with planning policy, as assessed by the Council’s expert consultee. The planning Case Officer has provided you with a detailed analysis and concludes that the policy is fully met.

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Your Considerations

Prior to the knowledge of the existence of Mr Fox's report, there has been some local opposition to the proposals.

In terms of the key technical policy tests, both my colleague Sara Compton BA (Hons), MSc, MRICS, MBIAC and myself are of the clear opinion that this meets the tests for a permanent dwelling. We have both visited the farm in late May 2015 in order to make our own assessment. This opinion is shared by the Council's own agricultural advisor, Robert Fox, and is shared by your planning officer Martin Perks who sets out a detailed explanation about why this meets policy.

The size of the proposed dwelling has been considered carefully by ourselves, Robert Fox and Martin Perks, and meets the policy tests for the reasons explained. If this was not within a military explosives area, yurts would already have been provided for the disabled guests and carers.

People with disabilities reap great benefits from being able to interact with animals. We attach an email from a parent of a disabled child who visited last year which expresses that view. Clearly this is something the Planning Committee should be supporting. Your planning officer is recommending that you support it; your own Agricultural Advisor is recommending that you support it.

We also recommend that you support it.

We also attach letters from the British Alpaca Society, The Natural Fibre Company, and a plan showing the location of the site relative to neighbouring properties.

Yours sincerely

Tony Kernon
BSc(Hons), MRICS, FBIAC

cc Mrs H Kendall Smith
M Perks Esq, Cotswold District Council

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HEM 04 15/00655/FUL
CT 895010.

ATTACHMENTS

**Email from operator of Mencap Monday Club, Berkshire.
Letter from the British Alpaca Society.
Plan showing the location of the farm.
Letter from the Natural Fibre Company.**

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Item 04 15/00655/FU.
CT.8950/D.

From: Colin Freer [
Sent: 11 May 2015 15:31
To: Helen Kendall Smith
Subject: Disabled Facilities suggested at Kensmyth Alpaca Farm

To whom it may concern

I visited Kensmyth Alpaca farm in 2014 with my son Darren who has Cerebral Palsy and a learning disability. It was a truly fabulous experience for my son who was able to walk the Alpaca's and able to get around the farm by vehicle.

I feel that to help the farm become fully accessible to visitors with varying physical disabilities and handicaps there are some changes that need to be done.

There is an urgent need for disabled toilets/showers and, if visitors come from some distance with physical or learning disabilities and their carers/families, overnight facilities are required and would be welcomed.

The Alpaca farm is a rare asset and it would be great to make it fully available to those with disabilities.

I feel I am able to give these views as I run a Mencap Monday Club for over 50 members with Learning Disabilities and Physical needs and have been involved with all aspects of physical and learning disability people for over 45 years.

Therefore, I fully support this application.

Colin Freer
263 Courthouse Road, Maidenhead,
Berkshire SL6 6HF

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The British Alpaca Society

11th February 2015

To whom it may concern

Helen Kendall Smith became a member of the British Alpaca Society (BAS) in 2008 and since then she has been breeding a varying number of pedigree Huacaya cria annually which have all been registered with the society.

Helen is a proactive member of BAS, writing regularly for the magazines, sponsoring the prestigious BAS National Show, attending BAS committee meetings and advertising on the BAS website.

Helen supports the Suri Focus Group, whilst not having Suri herself, attending the meetings and she has produced an excellent Suri Marketing DVD.

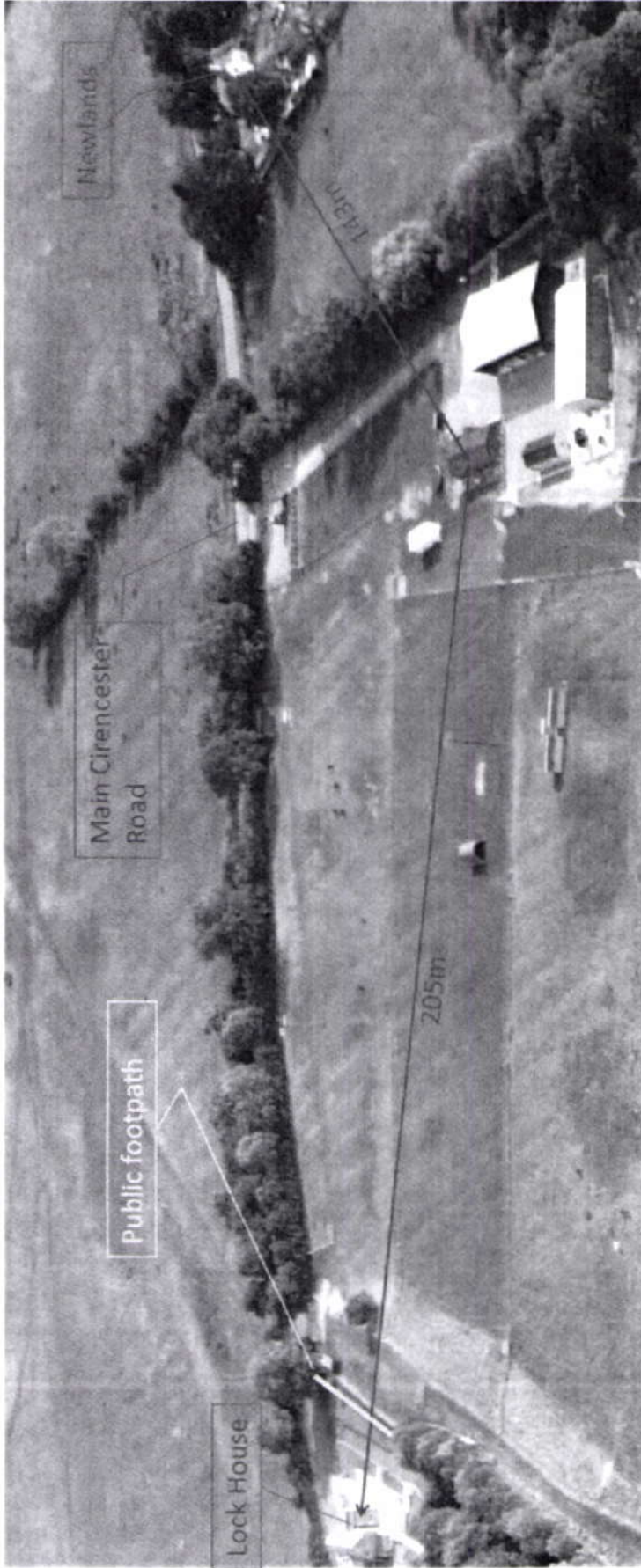
Yours sincerely

Peter Roissetter
Chairman
British Alpaca Society

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Clay Meadow Farmhouse – distances to neighbouring properties



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HEM 04 15/00655/FUL
CT-8950/D.

THE NATURAL FIBRE COMPANY

15th March 2015

To whom it may concern

Kensmyth Stud has been using *The Natural Fibre Company* since 2008 for their 100% Natural Alpaca fibre to be processed into yarn.

The preparation and skirting of the Alpaca fleeces -the removing all the detritus from each individual fleece - in order to submit the best, is time consuming but results in the best yarn produced. Alpaca are normally shorn in May or June when the weather is warmer.

Kensmyth Stud from their 2014 Alpaca shearing have submitted 45kg of their Alpaca fibre to us for processing into yarn in 100g balls and cones as in previous years.


Lara Pollard-Jones
Commission Marketing Manager

Blacker Sheep Limited, trading as Blacker Designs, Blacker Yarns and The Natural Fibre Company
Registered office: Unit B, Pipers Court, Pennygillam Way, Launceston, Cornwall PL15 7PJ
Telephone: 01566 777635 Email: enquiries@blackeryarns.co.uk Website: www.blackeryarns.co.uk
Registered Company Number 5426960 VAT Number 867 1186 01

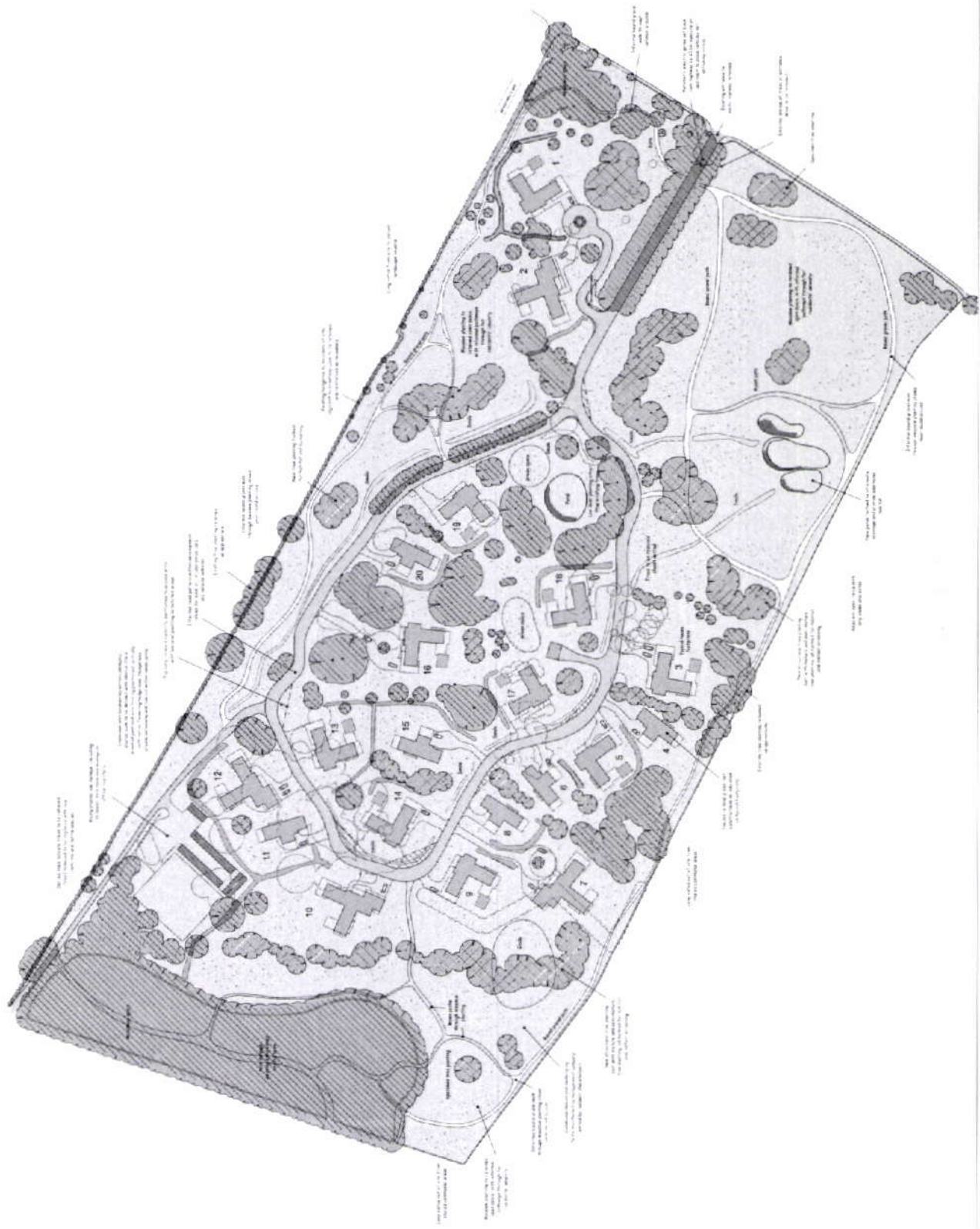

Department
for Environment
Food & Rural Affairs



This business is supported by the Rural Development Programme for England, for which Defra is the Managing Authority, part financed by the European Agricultural Fund for Rural Development: Europe Investing in rural areas.

HEM 04 / 5 / 00655 / FU
13 CT. 8950 / D.

14/05225/OUT



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HEM 05 14/05225/OUT
CT.6691/2

<p>combes · everitt architects LLP Unit No.1, The Old Dairy Rushey Lane Wincoboe OLSA SUE T: 01522 80727 F: 0845 5075433 e: info@combes-everitt.co.uk www.combes-everitt.co.uk</p>		<p>RIBA Chartered Institute of Architects</p> 		<p><input type="checkbox"/> Preliminary <input type="checkbox"/> Feasibility <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Building Regulation <input type="checkbox"/> Tender <input type="checkbox"/> Construction set out <input type="checkbox"/> As Built</p>		<p>The design and construction of this building is subject to the following conditions: 1. The design and construction of this building is subject to the following conditions: 2. The design and construction of this building is subject to the following conditions: 3. The design and construction of this building is subject to the following conditions: 4. The design and construction of this building is subject to the following conditions: 5. The design and construction of this building is subject to the following conditions: 6. The design and construction of this building is subject to the following conditions: 7. The design and construction of this building is subject to the following conditions:</p>		<p>Drawings Proposed Site Layout Client: William Morrison (Lillemood) Ltd Drawn by: AM Checked: JE Job number: 14.20.015</p>		<p>Project Lillemood Court Scale: 1:200 (B/A) Date: September 2014 Draw no: 1002 F</p>	
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14105225/OUT

Rev	Date	Description	By	Chk
A	21/05/15	RE TRACED FOLLOWING REVIEW	SLJ	MAC
B	03/06/15	RE TRACED FOLLOWING REVIEW	SLJ	MAC
C	04/06/15	GLoucestershire C.L.S. COMMENTS	SLJ	MAC
		NEW LAYOUT ADDED	A.T	EX

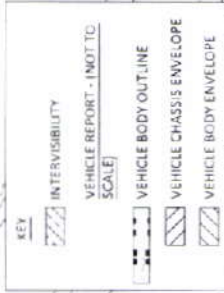
Hydrock
 21 East Road, Tewkesbury Energy Park,
 Cambrone 1814 0X
 Tel: +44(0)1207 710037 Fax: +44(0)1878 1078
 Ofsted: www.hydrock.com
 Hydrock is a registered company in the United Kingdom
 registered in the UK with company number 07177488 and VAT number
 GB123456789. Hydrock is a member of the Institution of
 Mechanical Engineers (I.Mech.E.) and the Institution of
 Civil Engineers (I.C.E.).

PROJECT
 ULLENWOOD COURT,
 GLOUCESTERSHIRE

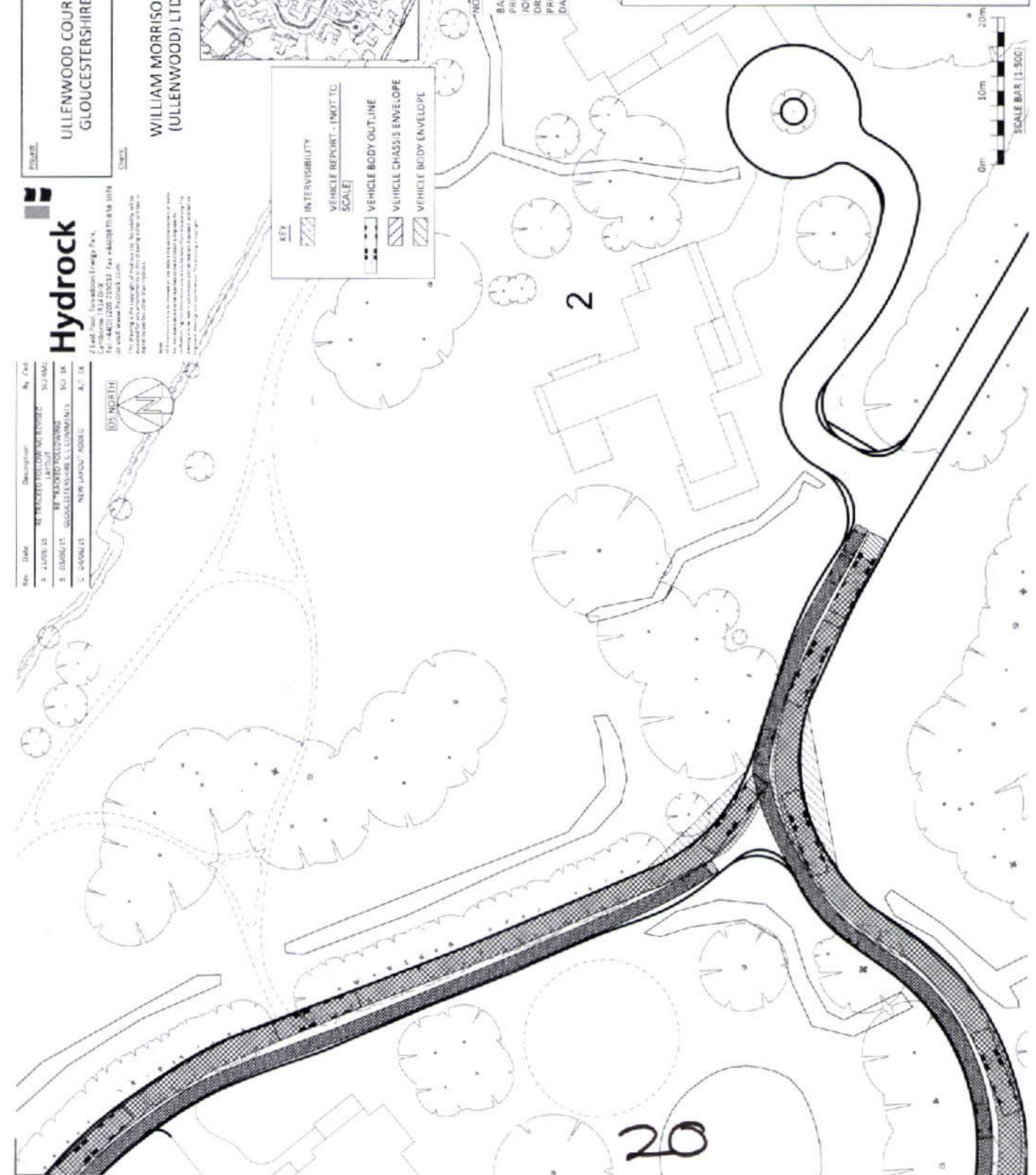
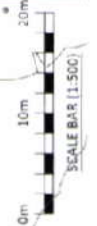
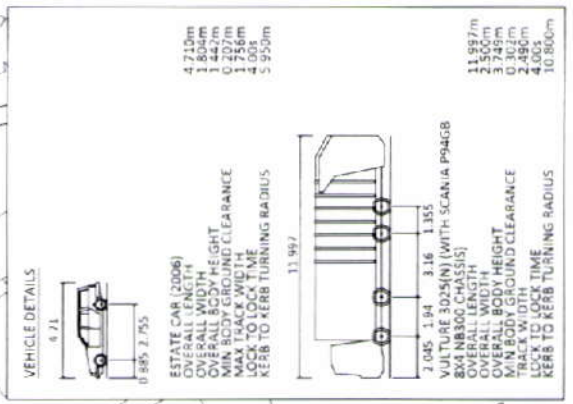
Drawing Title
 SWEEP PATH ANALYSIS
 OF SITE LAYOUT
 (REFUSE VEHICLE TRAVELLING
 CLOCKWISE)
 PROJECT NUMBER: C151160

CLIENT
 WILLIAM MORRISON
 (ULLENWOOD) LTD

INFORMATION
 Drawing No: 151160/AT01
 Revision: C



NOTE
 BASED UPON DRAWING TITLED
 PROPOSED SITE LAYOUT
 JOB NUMBER 14 20 015
 DRAWING NUMBER P003 F
 PRODUCED BY COOMBS - EVERITT ARCHITECTS LLP
 DATED JUNE 2013



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 Item 05 14/05225/OUT
 CT.66911Z

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Drawing Title
 SWEEP PATH ANALYSIS
 OF SITE LAYOUT
 (REFUSE VEHICLE TRAVELLING
 CLOCKWISE)
 C151160

Project Number
 C151160

Client
 WILLIAM MORRISON
 (ULLENWOOD) LTD

Information
 Drawing No. 151160/AT03 Revision C

Project
 ULLENWOOD COURT,
 GLOUCESTERSHIRE

Client
 WILLIAM MORRISON
 (ULLENWOOD) LTD

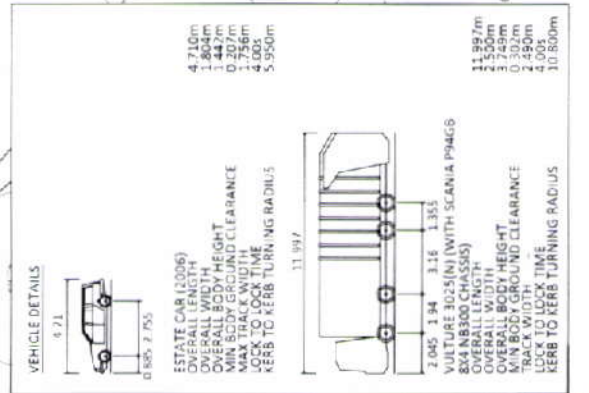
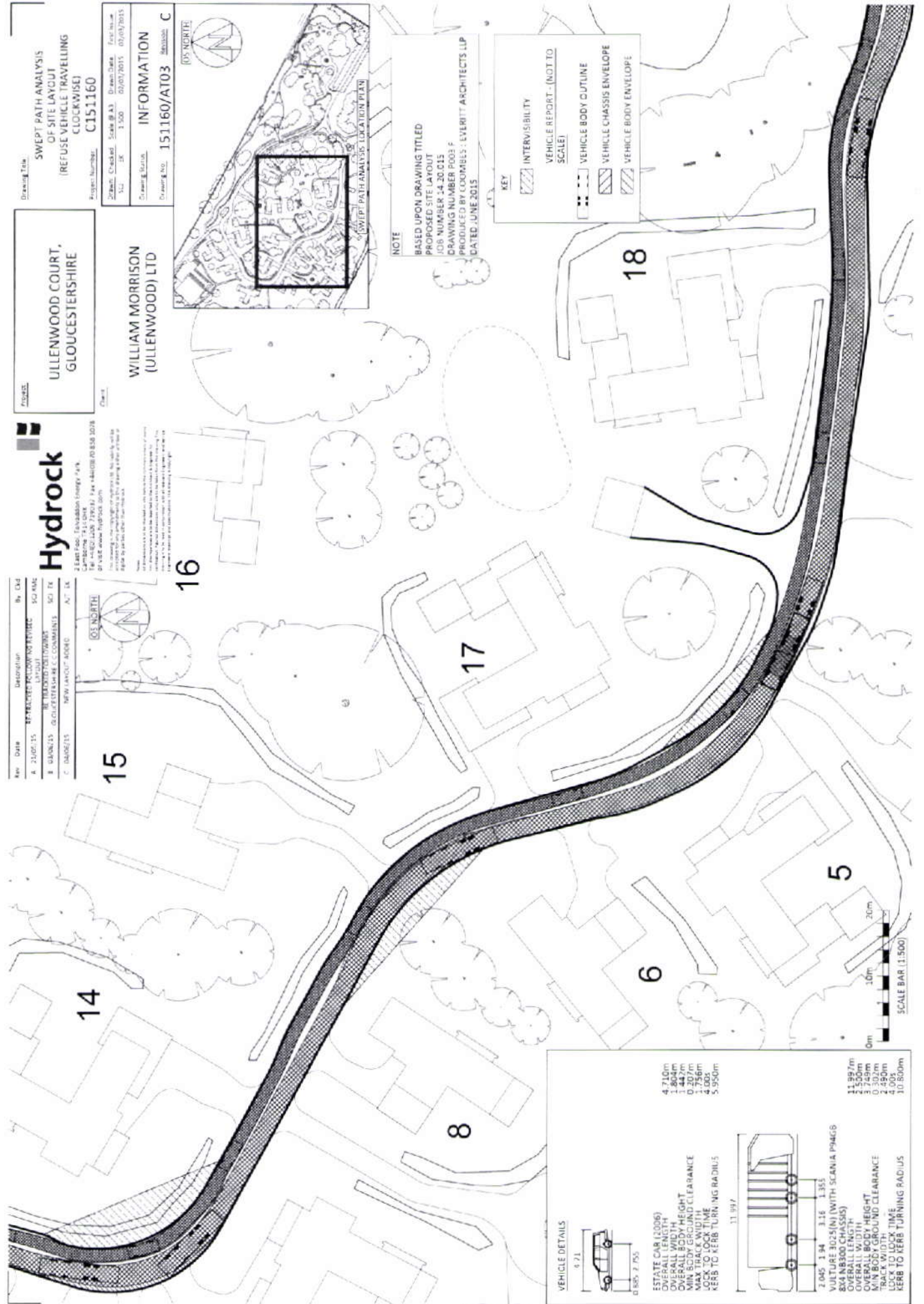
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Revision

Rev	Date	Description	By	CHK
A	21/05/15	REFUSED FOR COMMENT REVISED	SCJ	AMC
B	04/06/15	REVISIONS TO SITEWORK	SCJ	TK
C	04/06/15	NEW ANALYSIS AND	AM	TK



NOTE
 BASED UPON DRAWING TITLED
 PROPOSED SITE LAYOUT
 I016 NUMBER 14 20 015
 DRAWING NUMBER R003 F
 PRODUCED BY COOMBS : EVERITT ARCHITECTS LLP
 DATED JUNE 2015



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14 105225 100T

Rev.	Date	Description	By	Chk
A	23/05/15	RETRACTED FOLLOWING REVIEW	SCJ	RMG
B	03/06/15	RETRACTED FOLLOWING REVIEW	SCJ	RMG
C	04/06/15	NEW LAYOUT - ADDED	AJT	RMG

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Project:
 ULLENWOOD COURT,
 GLOUCESTERSHIRE

Drawn by:
 SWEPT PATH ANALYSIS
 OF SITE LAYOUT
 (REFUSE VEHICLE TRAVELLING
 ANTICLOCKWISE)
 C151160

Client:
 WILLIAM MORRISON
 (ULLENWOOD) LTD

Information:
 Drawing No: 151160/AT04
 Revision: C

Drawn by: SCJ
Check by: RMG
Date: 02/05/2015
Issue: 02/05/2015



KEY

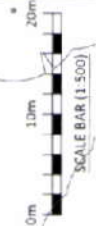
- INTERVISIBILITY
- VEHICLE REPORT - (NOT TO SCALE)
- VEHICLE BODY OUTLINE
- VEHICLE CHASSIS ENVELOPE
- VEHICLE BODY ENVELOPE

NOTE
 BASED UPON DRAWING TITLED
 PROPOSED SITE LAYOUT
 JCS NUMBER: J4 20 015
 DRAWING NUMBER: P003 F
 PRODUCED BY: COOMBE EVERITT ARCHITECTS LLP
 DATED: JUNE 2015

VEHICLE DETAILS

ESTATE CAR (2005)
 OVERALL LENGTH: 4.710m
 OVERALL WIDTH: 1.804m
 MIN BODY HEIGHT: 1.442m
 MIN BODY GROUND CLEARANCE: 0.207m
 LOCK TO LOCK TIME: 1.26m
 KERB TO KERB TURNING RADIUS: 4.00m

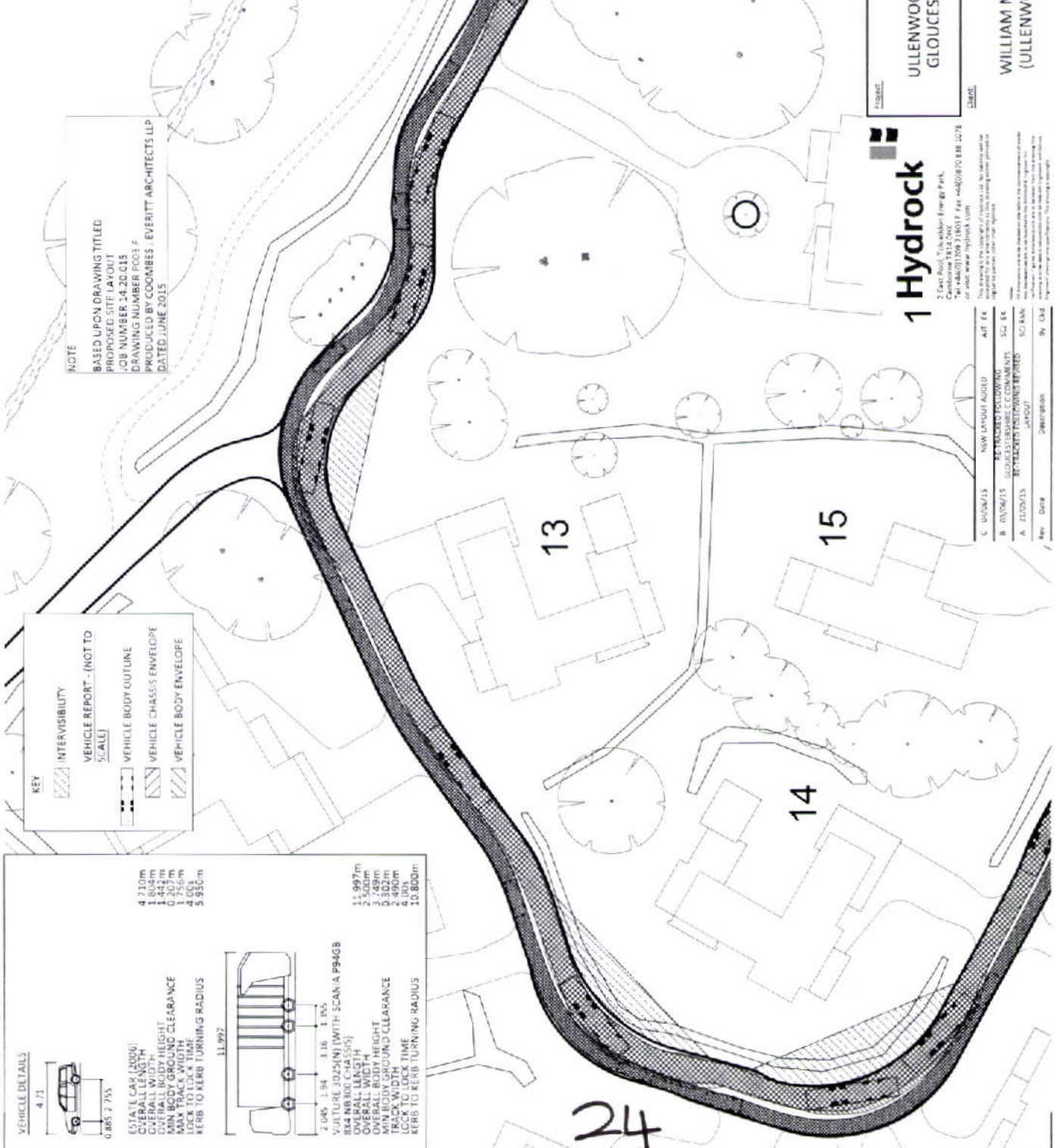
VEHICLE (2015) (WITH SCANIA P84GB)
 OVERALL LENGTH: 11.997m
 OVERALL WIDTH: 2.500m
 OVERALL BODY HEIGHT: 3.749m
 OVERALL BODY GROUND CLEARANCE: 0.302m
 TRACK WIDTH: 5.402m
 LOCK TO LOCK TIME: 4.00m
 KERB TO KERB TURNING RADIUS: 10.800m



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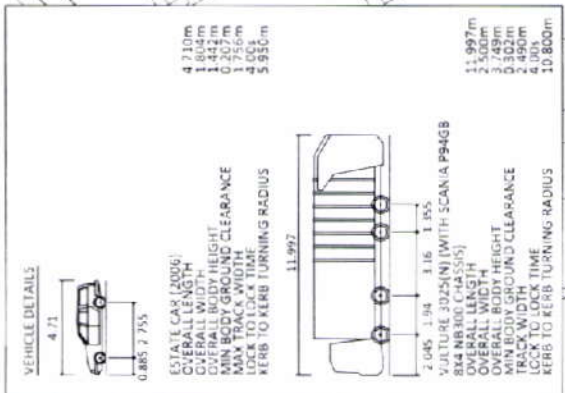
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14/05225/OUT



KEY

[Cross-hatch pattern]	INTERVISIBILITY
[Dotted pattern]	VEHICLE REPORT - (NOT TO SCALE)
[Solid black]	VEHICLE BODY OUTLINE
[Diagonal lines /]	VEHICLE CHASSIS ENVELOPE
[Diagonal lines \]	VEHICLE BODY ENVELOPE



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Client: **WILLIAM MORRISON (ULLENWOOD) LTD**

Project: **ULLENWOOD COURT, GLOUCESTERSHIRE**

Drawing Title: **SWEET PATH ANALYSIS OF SITE LAYOUT (REFUSE VEHICLE TRAVELLING ANTICLOCKWISE)**

Project Number: **C151160**

Drawn: Checked: Scale: Date: Drawn Date: Job Ref: Job Ref
SJI FK 1:500 02/07/2015 02/07/2015

Drawn Status: **INFORMATION**

Drawing No: **151160/AT05** Revision: **C**

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HEM 05
14/05225/OUT
CT 0691/2

14105225/OUT

Project
**ULLENWOOD COURT,
 GLOUCESTERSHIRE**

Client
**WILLIAM MORRISON
 (ULLENWOOD) LTD**

Project No.
C151160

Drawn: [Name] Scale: 1:500 Date: 02/05/2015
 Check: [Name] Scale: 1:500 Date: 02/05/2015

Drawing Status: **INFORMATION**

Drawing No.: **151160/A106** Revision: **C**

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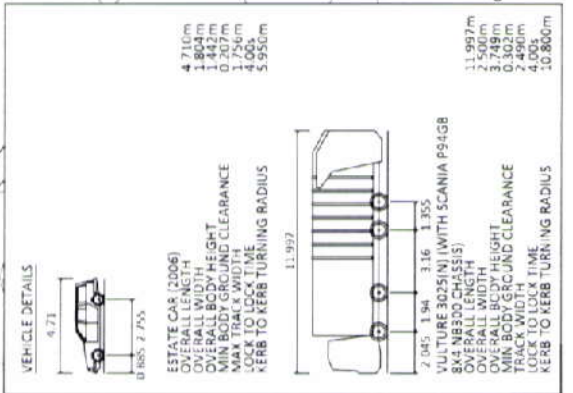
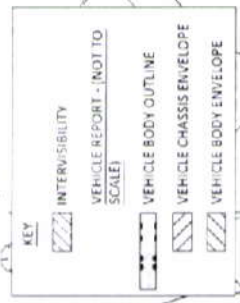
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Revised Drawing
 A 27/05/15
 B 02/06/15
 C 04/06/15

By: [Name]
 Checked: [Name]
 Drawn: [Name]



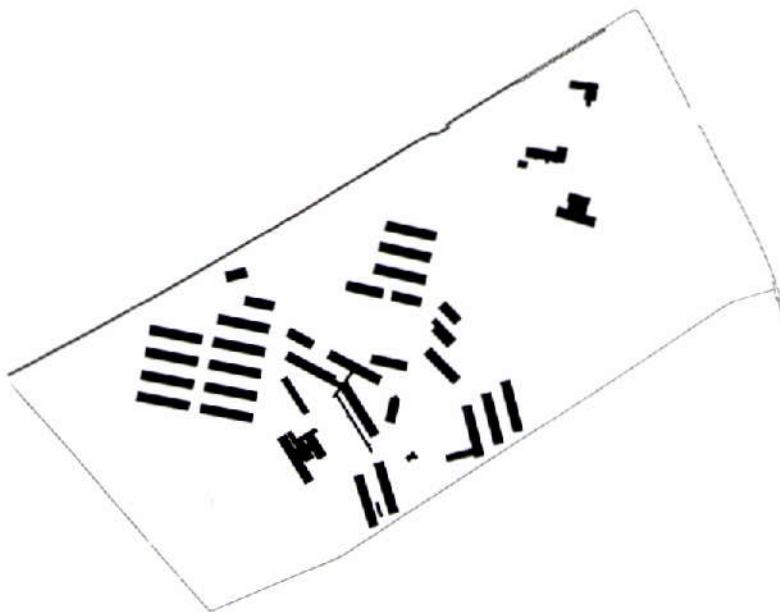
NOTE
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 DRAWING NUMBER PRO3 F
 PRODUCED BY COOMBE'S - EVERITT ARCHITECTS LLP
 DATED JUNE 2015



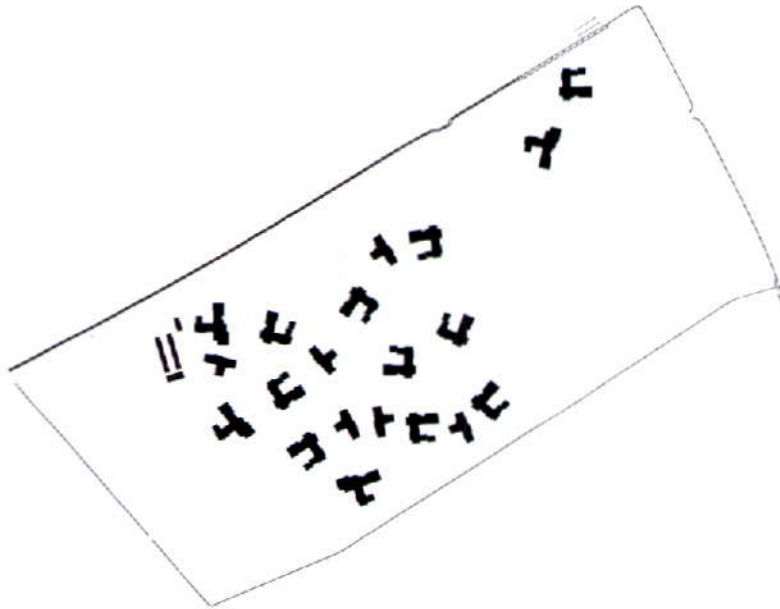
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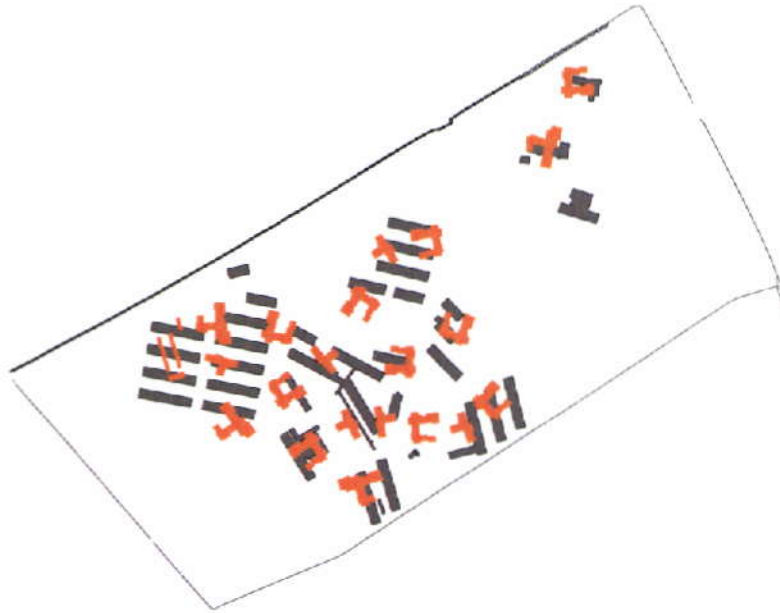
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Noll Plan - Existing buildings on site



Noll Plan - Proposed buildings



Existing and proposed building footprints

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CT. 0011/2

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<p>coombes eventit architects LLP Unit No.1 The Old Dairy Ruckley Lane Winchcombe Gloucestershire GL54 5JG T: 01452 86777 F: 0453 957543 www.eventitarchitects.co.uk</p>		<p>RIBA Chartered Architects</p> 	
<p><input type="checkbox"/> Preliminary <input type="checkbox"/> Feasibility <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Building Regulations <input type="checkbox"/> Tender <input type="checkbox"/> Construction stage <input type="checkbox"/> As Built</p>		<p>Project: Allwood Court Scale: 1:2000 @ A1 Date: 15-09-2014 Drawn by: PJ004 Rev B</p>	
<p>Drawing title: Schematic Plans Client: William Mumson (Allwood) Ltd Drawn by: AM Checked: JE Job number: 14.20.015</p>		<p>coombes eventit architects</p>	

SUBMISSION TO CDC REF. OUTLINE PLANNING APPLICATION 14/05225/OUT FOR RESIDENTIAL RE-DEVELOPMENT CONSISTING OF 27 UNITS AND ASSOCIATED WORKS AT ULLENWOOD COURT

Coberley Parish Council has carefully considered this application and it has been discussed at two meetings, both attended by members of the Parish and current tenants on the site. At the first of these meetings, a presentation of the proposals was made by Mr Simon Hoare of Community Connect and planning consultant Mr Simon Firkins. It has been difficult to arrive at a clear position with regard to the proposals. Ideally, we would like to see status quo maintained, with the Business Park and Riding Centre continuing as they have done for a great many years. However, we recognise that there is little likelihood of that happening; we must consider the merits of the two most likely outcomes, namely the "fall back position" or approval for the proposed development (preferably amended to reflect our points below).

Our prime concerns are:

1. To ensure that re-development of this site is of the traditional architectural style of the Cotswold District, including stone cladding and pitched roofs, that it does not harm the AONB or Green Belt and keeps visual impact to a minimum. To ensure that no increased traffic volume is introduced onto the 3/377 Leckhampton Hill Road (formerly the B4070) – *in our view the proposed more contemporary design approach, using traditional materials where appropriate (as set out in detail in the DAS) is the correct design solution for this site to create an enhancement to the AONB and the Green Belt. In traffic terms it is acknowledged that the proposal will generate less traffic than the existing situation, particularly with the scheme now reduced to 20 units.*
2. To ensure protection and support for the future of the businesses and personnel employed on or via the site – *we have been in discussions with all business which operate from the site with a view to understanding their requirements and, if they intend to relocate, where they would prefer to move to and roughly what costs might be associated with that. This will in turn inform the setting up of a 'relocation fund' (potentially administered by CDC) to which businesses may make applications to recoup some of the costs associated with their relocation. The latest set of amended plans show the provision of equivalent stable facilities on site in order that the retention of the existing user of these might be accommodated.*

It is clear from the outline application before us that it is intended that the design and style will be contemporary, therefore we oppose this application; however we would expect to support the application if amended to specify the use of traditional architectural design and materials, and subject to satisfaction regarding our questions below:

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Commentary

The "Fall Back" position is not unattractive to us; it could result in a phased – perhaps over a long period – switch from business to residential use, enabling a number of the existing tenants to remain in the medium term and perhaps ensuring the survival of the riding stables; and in all likelihood of the emergence over time of a more diverse mix than that proposed, both in style and in the provision of mixed housing need. However the possibility of further development in the future of the remaining buildings – whether or not the applicant is correct in asserting that there is a high probability of the extension of PD rights which might bring these buildings into residential use – is material in that the impact on the local community and its infrastructure of perhaps 60 or 70 dwellings would be very much greater than that of the 27 dwellings currently proposed. The Parish Council is also mindful of the fact that it and the district authority may have limited powers to influence current future development of the site under the fall-back position.

In the case that the Fall Back option is pursued, we ask CDC to confirm whether the quoted Class A, Part 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 would indeed permit the potential enlargement of the 8 units as shown in Plan 2 on page 14 of the SF Planning Statement by 40% (paragraph 1.15).

We also ask whether CDC concurs with the statement in paragraph 4.14 of the Planning Statement in terms of the lack of any control over appearance and visual impact:

"Implementation of the prior approval and the subsequent exercise of permitted development rights will result in an inferior and far less suitable redevelopment of the site compared to that proposed in the outline application. In the case of the former the council will neither have control over the layout, design, external appearance, and materials of the approved dwellings, nor over their enlargement and extension. Furthermore, it will not be able to require landscaping to be carried out to assimilate them within the surrounding area, which is an important consideration given the site's sensitive location."

In view of the above, and provided that the facts incorporated in the documentation accompanying the application, together with the presentation we have received, are all proven to be correct, the Parish Council considers that this application will offer a more certain future for the site and the environment and would therefore, give qualified support to an amended application, subject to the following conditions being satisfied:

- We do not support the applicant's use of contemporary design. It could be argued that design is not important if the site is to be well screened, or indeed that screening will be more difficult to achieve with buildings of traditional (taller) design. We would regard re-development of this site as an opportunity to

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significantly improve its appearance, irrespective of screening (which in any case will be less effective during winter months), and that in order for this to be achieved traditional design and materials should be used, including pitched roofs and Cotswold stone cladding. We expressly do not wish for this site to be the first experiment in the high Cotswolds of a development of multiple units of contemporary design.

The application team do not feel the scheme is an 'experiment', with there being many highly successful examples of contemporary design throughout the district; a recent permission at Birdlip is one such example. As set out above, we do believe that a high quality design that is 'of its time', using local, natural materials is the right approach.

- We want the Riding Centre to be retained within the development. It is a valuable asset to the community, cannot be relocated easily and its potential loss has prompted a strong lobby of support from the Parish and beyond. We believe that by reducing the number of houses proposed or by a rearrangement of the layout, it should be possible to integrate the Riding Centre within the brownfield site area. We understand that currently, the Riding Centre has use of some of the remaining 86 acres to the north of the proposed development and which has been acquired by the applicant as part of the wider Ullenwood Court site. We would wish to see this continue.

Equivalent stables/riding centre facilities are incorporated into the revised layout for the site and we understand that the previous objections based on the loss of the stables have now been withdrawn.

- We were advised by Simon Hoare, of Community Connect, representing the applicant at our Parish Council meeting of 14 January 2015, that the development would be confined to approximately 15 acres out of the 102 acres acquired. We were given an undertaking that measures would be put in place to ensure that there would be no further development on the 102 acre site and that land may be rented to a local farmer. We ask that, if CDC is minded to grant permission to this application, it places a condition that a Restrictive Covenant or whatever legal measures may be appropriate are put in place to ensure that the remainder of the land purchased but not included in the proposed brownfield land development is protected from future development and restricted to agricultural or pastoral use.

Such a measure could not, I don't believe, be attached through the planning process as I do not think it would be legal to do so. The surrounding land is in the AONB and the Green Belt and any development of non-brownfield land in that regard would be very difficult due to the protection it receives through local and national planning policy. I can imagine that the applicant/developer would want to ensure, at the very least, that the attractiveness of the proposed

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dwellings (should they receive planning permission) is not in any way adversely affected by what might occur on the surrounding land; in turn suggesting that numerous possible uses are expected to be out of the question – notwithstanding the presumption against them in planning terms. I understand (but cannot confirm categorically as I am not the landowner) that there be an option to purchase of the surrounding land if that might be of interest to others.

- Mention has also been included of financial contributions under Section 106 planning obligations towards schooling. The Planning Officer's Advice Note (Planning Statement – App 2) indicates that Gloucestershire County Education has confirmed that the nearest primary school to the site is Shurdington C of E Primary which is 1.5 miles away. However, it is our understanding that the majority of the north-western section of Greenway Lane which runs from the site to Shurdington, is unsuitable for motor vehicles and that the realistic distance to this school is some 4.4 miles. However, the parish of Coberley, in which this site is located, has a C of E primary school which is 2.3 miles away. Any primary school funding which is determined should therefore be focused on the local school at Coberley.

The applicant is fully supportive of this approach and is agreeable to any contributions being ring fenced accordingly if the Council feel it is appropriate for them to do so.

- Similarly, paragraph 4.71 of the SF Planning Statement refers to: "*In the case of affordable housing due to the nature of the proposed development and the sensitivity of the site's location in protected landscape it is proposed a financial contribution will be made to allow affordable housing provision off-site.*". The Parish is currently conducting a Housing Needs Survey and we would expect priority to be given to any needs in Coberley parish in any Section 106 affordable housing funding allocation.

An affordable housing note has been prepared and submitted, and the applicant fully supports the provision of local affordable housing via the commuted sum.

- There is still concern over the visual impact that the proposed development would have in reality. 27 dwellings of the capacity indicated in the proposals will create a substantial presence in the area and it is felt that there may be more visual impact than suggested. We ask that CDC looks into this in detail and takes the necessary steps to ensure optimum screening and landscaping.

The amended plans reduce the number of dwellings to 20, with replacement trees. More existing trees are retained. The applicant has shown a landscape strategy for the site and is more than happy to have any such landscaping dealt with through conditions as necessary. The proposal will not have an adverse or significant visual impact.

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- Paragraph 4.68 of the SF Planning Statement states that: " it is the applicant's intention create a fund, to be administered by the Council, and to which all current business occupiers will have access in order to assist them with any change of premises. For example, the fund could be used to help with, amongst other things, initial relocation costs, new stationary to reflect the new address, the difference between current and new rentals etcetera". This is also mentioned in paragraph 4.72 where it is stated that such a fund would be the subject of a planning obligation.

We ask that the details of this proposal are clarified in terms of financial amounts being made available, duration (i.e. where rentals are involved, over what period would the payment of difference between current and new rentals be sustained? Whilst we acknowledge that tenants have no security of tenure, we ask for assurance that this financial assistance will be at a level considered reasonable by the tenants.

Discussions with CDC during the application process revealed that any 'relocation fund' cannot be covered through the S106 process. It will therefore have to be set up through an obligation outside the planning process. Engagement has taken place with all current occupiers to establish their requirements, whether or not they wish to continue their business, and if so where they might like to work from and what the approximate costs might be for them to relocate. The fund will therefore be based on the needs of the businesses that might need to relocate at that time, and will enable assistance with things like removals, new stationary/livery, legal costs for relocation etc. It is envisaged that a pool of funds will be set up to which individual businesses could make an 'application' for assistance. It is the intention for the fund to be administered by CDCs economic development section as an independent body to ensure complete transparency over the consideration of any applications to draw from the fund.

Coberley Parish Council 11th February 2015

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