

Statement by Councillor White,
Chairman of Stow on the Wold Planning Committee

Tall Trees, July 8

Stow has an urgent need for a new Surgery. The local community accepts that this can only be achieved by building on AONB land. That was further evidenced by the large, spontaneous, protest meeting held in Stow over your predecessors' narrow rejection of the Stow Fair site this Spring. Our community is looking for a Surgery to be approved and delivered as soon as possible.

This outline Application is for such an AONB site. Clearly more work would be needed to deliver the project if this outline were approved but Stow Town Council's Planning Committee has no objection in principle to the application and the proposed location.

We do have concerns that would need to be addressed if the applications is to be approved. These concerns involve vehicular and pedestrian access.

Maugersbury Road is a minor road with a high 40mph speed limit. More details are needed to show how traffic could be managed at the difficult Bell Inn junction. Consideration should be given to some widening of Maugersbury Road as it approaches the site to provide a greater width for the safe passage of emergency vehicles which may need to approach and leave the site at speed. Maugersbury residents have also expressed concern that if these improvements are not made to the approach to the site from Stow there is a risk of patients from the Oddington/Bledington area driving along the back road and through Maugersbury village to access the site.

On pedestrian access we are particularly concerned that the existing footpath/bridleway along the eastern side of the site is unpaved, unfenced and unlit. To be an acceptable route for pushchairs, mobility aids and pedestrians with limited mobility it would need to be paved, fenced and lit in a way that recognised the sensitivity of its location.

We are also concerned that the height of the building should be kept to a minimum and that adequate provision should be made for future expansion. The choice of materials and design detailing would need to be in keeping with the area.

Chris Turner

I am speaking to express my support for TALL TREE's application for the new Doctors Surgery.

It is such an exciting scheme, and it is vital that it goes ahead. I am speaking in my own personal capacity, with the support of those who believe that this application is appropriate. We believe that this application will not in any way detract from the surroundings; rather it will enhance the area. I believe in its appearance and am sure that it will have no significant impact in terms of noise.

It accords with the National Planning Policy Framework, and it clearly urges Local Planning Authorities to support such initiatives, such a development.

This site is ideal for several reasons:

1. It is a suitable distance from residential properties.
2. It is within a protected landscape areas such as Areas of Outstanding Natural Beauty and National Parks
3. A brownfield site
4. It is also outside of protected wildlife areas.
5. It offers easy access in relation to the centre of Stow on the Wold, and connecting roads of the district.
6. The RIGHT PLACE! Near one of the Town car parks and more Central for all patients
7. Hidden from view, due to its positioning

This is an application to celebrate.

To celebrate, that this Local Family cares enough to have got this project to this stage.

To celebrate the fact that there is a large number of the community prepared not just to talk about, why no one is doing anything but to fund.

A showcase of what is possible when a family decides to support the community in making available land (their ownership for many years). This application does not rely on the need to build houses to fund this proposal and should be fully supported, as in the Officers Report.

I hope that the outcome of this application will create a solution for a New Surgery.

I thank you for taking the time to listen.

Good morning

CS.0780/F - Applicant's Comments

Your Officer has made the case for why the Tall Trees Doctors' Surgery application should be approved. The decisions which you make this morning are more far reaching than just determining the fate of this and the Gypsy Field application however. Please note that giving permission for the Gypsy Field site will unleash housing applications from Bovis and Spitfire which will be more difficult to resist with the granting of the 5 gypsy field houses. This part of the AONB and the special qualities of Stow's location will be destroyed forever.

I have demonstrated to you that the NHS funding is transferrable and that my Client has the funds to construct the scheme. I re-confirm that the site can be transferred to the Doctors following appropriate negotiations.

Much has been said of the need to build in room for expansion for both the surgery and the car parking when this is needed.

Within the attic of the main north/south block of the surgery there is 125m² of usable floor space available for expansion and a lift will be provided to give access for all.

Should that not be sufficient then the 850m² of land which was proposed to be used for Town car parking can be used for more buildings or for some 35 parking spaces relocated from elsewhere on the site or for additional car parking to that already provided or a combination thereof.

The Gypsy Field site has been the Doctors' preference but the site and the scheme have insuperable problems and have already been refused once for fundamental, unalterable reasons. They should be refused again for the same reasons.

Stow on the Wold needs a new Doctors' surgery; Tall Trees may not be their number one choice but it is better than no choice at all.

CD. 6682/H - Parish Council Comments

Cotswold District Council Planning Committee

Wednesday 8th July 2015

Planning application reference 15/01809/FUL

Statement by Robert Fisher BSc. FRICS

Vice Chairman Mangersbury Parish Council

This as a one off opportunity to achieve very significant community benefits not only for the residents of Mangersbury, but also Stow and the surrounding villages.

The new Doctors surgery is urgently needed and every time public opinion has been tested, there has been overwhelming support for a surgery on this site.

This proposal is deliverable; planning permission is the final piece of the jigsaw to enable the project to proceed. This was a very important consideration for our Parish Council in supporting this application in preference to the Tall Trees option, which doesn't have the certainty of being delivered.

The s106 agreement will protect the site from future development. The applicant will sell about 85% of the Stow Fair site, to a group of 20 local residents who will also use restrictive covenants to protect it from development. They will enhance their part of the site, which is currently in a sorry and neglected state.

The five houses have been reduced in size by 30% from the previous application and by working with the Conservation Officer, the applicant has produced a farmstead style design in sympathy with the surroundings. The houses are needed as enabling development and the Planning Officers report confirms that, in the District Valuer's opinion, they are financially necessary to deliver the Doctors surgery.

In any event Mangersbury Parish Council believe that the community benefit of the Doctors surgery and the protection and enhancement of

the remainder of the site, overcome any concern about 5 houses being built in our Parish.

Some people are concerned that development here could create a precedent for housebuilding in Stow, but I wonder how many housebuilders would buy a 10.77 hectare field;

- use less than 10% for houses,
- ensure that approx. 85% of their site is protected from development
- and provide a much needed medical facility costing in excess of £2m.

This is a unique opportunity that should be grasped immediately with both hands.

CD-6682/4 - Town Council Comments

**Statement by Councillor White,
Chairman of Stow on the Wold Planning Committee
Gypsy Fair Site**

Stow has an urgent need for a new Surgery. The local community accepts that this can only be achieved by building on AONB land. That was further evidenced by the large, spontaneous, protest meeting held in Stow over your predecessors' narrow rejection of the Stow Fair site this Spring. Our community is looking for a Surgery to be approved and delivered as soon as possible.

Stow Town Council Planning Committee has no objection to the proposal for a doctors' surgery on this site and accepts that the five residential units are required to enable the building of the surgery.

Stow Town Council would like to have assurance from Cotswold District Council's legal team that the covenants and agreements covering the rest of the field will protect it from further development and that the approval of the five enabling houses sets no precedent for building market housing in the AONB.

The Council have concerns about the safety of vehicles and pedestrians accessing the site from the busy Oddington Road. We would like to have a right hand road filter and a pedestrian island/refuge added to the scheme. This has been raised by us with the developer who has indicated he would be willing to accommodate this request.

CD. 7315/A - Town Council Comments

APPLICATION 15/00419/OUT
90 DWELLINGS ON ASTON FIELDS
CHIPPING CAMPDEN TOWN COUNCIL
OBJECTIONS SUMMARY JULY 8TH 2015

The Town Council (TC) endorses the conclusion of the Case Officer to reject this application. Our primary points of objection, essentially in line with NPPF policy are as follows.

1 90 houses constitutes a "major" site and thus conflicts with NPPF para.116 This is equivalent to an 8% increase of the Chipping Campden housing numbers.

2 There are no exceptional circumstances as the Cotswold District Council can demonstrate the requisite 5 year housing supply. Furthermore Chipping Campdens position is sound as we have a pre 2014 build commitment of 31 houses plus a further extant 62 and follow on preferred option sites.

3 The TC has evolved a policy for organic growth in housing ,resisting sites of more than 30 house.This is reflected in our Local Plan response and has been given a substantial majority support at both a public meeting and questionnaire.

4 The intrusion of the site into local views especially from Conduit Hill and Kingcomb lane conflicts with NPPF paras.17,109 and 115.

5 The site is currently productive high grade arable agricultural land and hence conflicts with NPPF para112.

6 The site is confirmed as a regular habitat and nesting site for Skylarks . A reduction in Skylark population in recent years of 75% has been recorded on arable land and the species is on the Birds of Conservation Concern "Red List",and hence conflicts with NPPF para.117.Whilst mitigation is proposed we are concerned that a lengthy period of construction activity would in practise displace the Skylark population permanently.

For all the above reasons we strongly recommend the rejection of the application

Presented by Cllr.Dr.Bob King on behalf of Chipping Campden Town Council.

CD. 7315 /A - Objector's Comment

CDC PLANNING COMMITTEE 8TH JULY 2015
ASTON ROAD DEVELOPMENT

I AM TONY ROSE CHAIRMAN OF THE CAMPDEN SOCIETY. WE OBJECT TO THIS PLANNING APPLICATION ON THE BASIS THAT IT IS MAJOR IN SCALE, OUTSIDE THE DEVELOPMENT BOUNDARY IN AN AREA OF OUTSTANDING NATURAL BEAUTY

WE FULLY RECOGNISE THAT CHIPPING CAMPDEN NEEDS HOUSING DEVELOPMENT OVER THE PLANNING PERIOD. HOWEVER THERE IS NO RUSH. THE PLANNING OFFICER'S REPORT ACKNOWLEDGES THAT AS A RESULT OF RECENT APPROVALS THE SHORT TO MEDIUM TERM REQUIREMENT IS ALREADY CATERED FOR.

WELL SUPPORTED PUBLIC MEETINGS AND WORK BEING UNDERTAKEN FOR THE DRAFT NEIGHBOURHOOD PLAN HAS SHOWN THAT THERE IS NO APPETITE FOR DEVELOPMENTS OF THIS SCALE. THERE ARE A RANGE OF POTENTIAL SITES ON A SCALE NO LARGER THAN 30 TO 40 HOUSES

CDC ARE SAYING THAT THEY HAVE PLANNING APPROVALS OF 7.7 YEARS WHICH IS WELL IN EXCESS OF GOVERNMENT GUIDELINES. THE BIGGEST DANGER FACING NOT JUST CAMPDEN BUT THE WHOLE OF CDC IS IF THESE FIGURES DO NOT STAND UP TO SCRUTINY AT SUBSEQUENT APPEALS

AS THE PLANNING PAPER SHOWS THE PLANNING BASED ARGUMENTS AGAINST THIS PROPOSAL ARE ROBUST AND WELL FOUNDED ~~BUT A DEVELOPER COULD STILL OVERTURN THEM ON APPEAL IF THE HOUSING NUMBERS DO NOT SURVIVE SCRUTINY. IN CAMPDEN WE HAVE ALREADY SEEN THIS IN THE APPEALS OVER BADGERS FIELD.~~

PLEASE SUPPORT THE PLANNING OFFICER'S RECOMMENDATION TO REFUSE PERMISSION.

The Aston fields are high quality agricultural land set in a beautiful Cotswold scene. They enhance one of the most attractive **townscapes** in the country which is treasured by visitors who contribute greatly to the **local economy**.

NPPF emphasises the need to **protect and conserve** the landscape as well as the scenic beauty in the AONB. The proposed development would have a detrimental impact.

By size compared to Chipping Campden and by position in the AONB the proposal must be considered **major**. No exceptional circumstances have been established.

Such a major development, which **encroaches** upon this historic town, would be damaging to the **biodiversity**, would remove a precious **open space**, would be **visible** from important vantage points, **would heighten flood** risk and would introduce new levels of **traffic** to exacerbate **congestion** and **parking**.

The **adverse** impact of building on this land significantly **outweighs its benefits** and the damage caused would be **irreversible**.

The application should be **refused**.

CD,0193/c - Town Council Comments

APPLICATION 15/00708/OUT

Land at the Leasows, Dyers Lane, Chipping Campden

CHIPPING CAMPDEN TOWN COUNCIL OBJECTIONS.

The Town Council (CCTC) fully supports the recommendation of the Case Officer for rejection of this application. The key points are:-

1. The site is designated as a major site, and therefore needs to demonstrate compelling reasons for its acceptance under Para 116 of NPPF. CCTC has identified, in its response to the draft Local Plan, that there are sufficient alternative sites in the town to meet more than the current target in the Plan. The District Council now has a current housing supply well in excess of the 5 year plus 20% required.
2. The site does not contribute to any of the three roles set out in the NPPF, (economic, social, or environmental).
3. The adverse visual impact is more severe even than that set out by the Case Officer. The impact on walkers actually using the diagonal footpath would be extremely severe, traversing a housing estate compared to the present open field. The other adverse visual impacts are fairly set out by the Case Officer, with the housing on the higher part of the site being particularly intrusive.
4. The land is graded as 3A, and so the loss of productive land is undesirable.
5. CCTC is particularly concerned about the proposal to capture surface water from the field above the site into a large ditch emptying into the partly culverted ditch in Dyers Lane. This ditch has been frequently overloaded in heavy rain conditions, and is prone to blockage at the culverted sections.
6. We consider that the adverse traffic impact has been seriously understated by the application, both at the proposed entrance to the site, and in adding to the known problems in Park Road. The impact during the construction period would be very severe.

Please reject this application.

CD.0193/C - Objector's Comments

W. A. Consultancy Limited

Principal Consultant:

Stephen Wielebski - CEnv PEng C Build E MSc (Dist) FCIQB FCABE MSPE ACIARB FRSA

Background & Experience

Main areas of experience: Senior Technical Executive/Director for various major UK house builders from 1975 up to present day. Considerable experience in land acquisition due diligence (planning and technical matters), geotechnical engineering, including the investigation and remediation of contaminated land, flood risk assessment, design and construction of highway and sewerage infrastructure. Development Industry representative on SuDS Steering Group having worked alongside Defra since 2007. Worked with HR Wallingford on several projects specific to the effective control and management of surface water run-off.

Proposed Development at Leasow, Dyers Lane, Chipping Campden

Good morning Mr Chairman, elected members.

Many thanks for being given the opportunity to speak on behalf of a significant number of local people, many of whom will be affected by an untenable increase in flood risk should this proposed development be allowed to go ahead. In addition, there are outstanding concerns relating to highways, in particular whether the applicant has sufficient controlling interest in any third party land that may be required to construct both the access and related sight-lines. However, this remains a secondary concern when one considers the potential, wider flood risk repercussions should this development be approved. Indeed, many local people, including Mill House Nursing Home, have had to deal with the consequence of historic flooding, as photographic records clearly show.

It is noted that CDC recently rejected the current development proposals on the grounds of a readily identifiable 7 year supply of housing land, (excluding this site) together with other compromised sustainability issues - I concur with the reasons for this decision. Furthermore, it is a decision that has considerable local support but if it was to be subsequently reversed, then fierce and justified opposition can be expected, in particular when one considers the intended surface water drainage strategy proposed for this development.

On reviewing the current application and based on over 40 years' experience in development planning and technical due diligence, I found the flood risk assessment undertaken for this site to be seriously lacking and on several counts. Moreover, whilst it would appear from the planning report that the EA has no issue with the current surface water drainage strategy, I found the FRA lacked sufficient detail to allow for informed decision making. Of particular concern is the apparent failure to take on board the recommendations contained in the JBA Consulting Flood Risk Report prepared for CDC and specific to Chipping Campden. For example, the JBA Report recommends that the effect of blocked culverts along the Cam should be considered as part of an FRA - this has not been followed. Similarly, that developers should consider the impact of their proposals on the wider catchment. This in turn may require significant flood mitigation measures outside of the site under consideration.

It is quite clear from established records and the JBA Report that the local watercourse known as the Cam, into which the surface water from this proposed development may eventually discharge, has a history of flooding with several properties in the immediate vicinity having been flooded - the events of 2007 being particularly noteworthy. Indeed, Chipping Campden effectively sits within a surface water collection basin with Blind Lane,

Dyers Lane and Park ^{Road} effectively being the confluence of three local catchments that discharge into the Cam at this location. More importantly, the sensitivity of the Cam watercourse has been recognised for many years with statutory actions under the provisions of the PHA 1936 and Land Drainage Act having been instigated by the relevant drainage body of the day. In addition, a report produced by the Centre for Ecology and Hydrology, following the floods of 2007, made specific reference to the flooding issues/events affecting Chipping Campden that had been experienced at the time – the FRA, as submitted, makes no mention of such important matters. Neither does it adequately consider the physical constraints and hydro-morphology of the Cam from the intended point of discharge for the surface water from the development and the adverse impact this will have as it progresses downstream.

More specifically, the FRA defines the existing ditch on the opposite of Dyers Lane as the immediate point of outfall, albeit not before introducing an element of storage/attenuation and/or infiltration drainage. However, there are a number of material issues that have not been addressed:-

- Ground conditions are such that infiltration drainage will not be sufficiently effective. There is also insufficient geotechnical data to make an informed decision in this regard and no attempt has been made to consider the transient hydro-geological implications due to potential increased surface water infiltration – this phenomenon can result in localised flooding elsewhere.
- The FRA has identified a split in the surface water run-off from the site, in its existing condition. As the current proposals seek to rely on just one outfall to the south west and into the existing ditch on the opposite side of Dyers Lane then we have a subtle but important change in catchment characteristics that do not appear to have been factored into the FRA, namely an increase and more rapid inflow of surface water into the existing ditch. This will have an adverse impact at the point of discharge to the Cam and thereafter, existing downstream drainage infrastructure.
- Importantly, the existing ditch on the opposite side of Dyers Lane appears to be in multiple, third party ownerships in addition to being culverted for significant lengths. Any existing culverts have the potential to limit discharge and/or induce localised flooding if both condition and hydraulic integrity have not been adequately assessed. More importantly however, the applicant appears to have no consents in place to discharge into this ditch. This is a key requirement – see Manchester Ship Canal Company –v- United Utilities [UKSC 40 – 2nd July 2014]. Moreover, given the topography of the local area it is difficult to present a credible case that the ditch in question has always taken surface water run-off from the site under consideration and to the degree suggested. Robust evidence has not been provided to support what is being stated in the FRA, especially given the extent of the culverting that is evident.

To conclude, in my opinion the FRA is insufficient and does not aid effective decision making. More importantly, the hydraulic limitations associated with both the Dyers Lane ditch and more so those affecting the Cam, the latter being well documented, provide ample justification to refuse the application on this ground alone. What is being proposed is far from sustainable and introduces a considerably heightened degree of flood risk to property owners downstream of Blind Lane, some of whom have only just recovered from the floods of 2007. Moreover, the Supreme Court judgement referred to previously applies equally to those 'downstream' residents who are now considered riparian owners of the Cam.

* Time elapsed here

Finally, as a result of ongoing investigations involving local people it is apparent that a number of illicit and/or non-approved connections to the local surface water drainage system have been allowed.

It is inevitable that these will have a detrimental effect on the Cam and it is noteworthy that an allowance for these connections has not been factored into the FRA.

S E Wielebski

7th July 2015

CD. 1320/L - Objector's Comment

CDC planning application reference: 14/02444/FUL

OBJECTION FROM THE COTSWOLD SCHOOL

from Mrs Helen Monteith, Marketing and School Development Manager.

The Cotswold School objects to this application for the reason that there is no provision for Section 106 (or CIL) monies that can be invested in local education. Meanwhile, the level of development in our school's catchment area is exceedingly high.

Cotswold District Council proposed that the building requirement for our whole district was 6900 dwellings over 20 years from 2011 – 2031. According to the District Council's table 6.15 (below) showing distribution, 1000 dwellings were the total predicted for The Cotswold School's catchment area over those 20 years. However, planning approval has already been given for over 680 dwellings. We are only in 2015.

If that was not alarming enough, those 680 proposed dwellings are to be delivered from just 7 developments. Of those 7 developments, three of them have been allowed to proceed without any S106 provision or investment in secondary education whatsoever.

We cannot emphasise enough the importance of developers investing in local infrastructure, particularly for education. The Cotswold School is the only secondary state school in the area and is rated by Ofsted as an 'outstanding' school. We are heavily oversubscribed. We have no capacity and investment is vital if we are to meet the demand for school places that local developments such as this one will trigger.

Local realtors and property developers benefit from our being an 'outstanding' school. There is no doubt that the excellent education in our district – at both primary and secondary levels - attracts families to the area. In recent surveys completed nationally, it has been shown that outstanding schools like ours add a premium of some 20% to the value of houses in their respective catchment areas. Building developers benefit from this premium and the demand for homes. We would suggest that it is only right that developers, in return, invest in the local education that is benefitting them so well.

This particular development, for another 40 dwellings is again, well over the District Council's development predictions. The Council shows, again on table 6.15 that there are just 134 dwellings left to be built in Stow from 2011-2031. An average of 9 houses a year. This single development of 40 dwellings is far over that target. What is more, this development's application – like too many before it - does not give any provision for S106 investment in educational infrastructure.

In conclusion on the grounds of over development and, additionally, lack of infrastructure investment, on behalf of The Cotswold School, I object to this application.

6.15 Based upon all the material considerations explained above, it is proposed that the District requirement of 6,900 dwellings should be distributed as follows:

<i>Over the period 2011-2031, 6,900 dwellings will be broadly distributed as follows:</i>				
SETTLEMENT	TOTAL HOUSING REQUIREMENT (rounded)	HOUSING ALREADY BUILT OR COMMITTED	FURTHER NEW HOUSING REQUIRED	TOTAL HOUSING: AVERAGE ANNUAL BUILD 2011-2031
Cirencester (excl. Stratton)	3360	704	2656	168
Tetbury	650	554	96	32.5
Moreton-in-Marsh	520	352	168	26
Upper Rissington	390	368	22	19.5
Bourton-on-the-Water	300	59	241	15
Fairford - Horcott	260	175	85	13
South Cerney	220	149	71	11
Stow-on-the-Wold	180	46	134	9
Chipping Campden	160	34	126	8
Lechlade-on-Thames	140	72	68	7
Northleach	130	19	111	6.5

CD.2395|N - Objector's Comments

I represent the owners of several of the neighbouring properties across whose land the proposed development will be accessed.

We are seriously concerned that a number of key issues have not been addressed, or are deemed not to be planning issues, and therefore dismissed as irrelevant. As a result, we fear we will be faced with numerous ongoing disputes with our neighbours, and the enjoyment of our property will be ruined.

Crucially, this application should never have been considered by the Council. The Report agrees that a Deed of Covenant expressly prohibits further development of this site. It states clearly that the current application is not a permitted development. It even points out that work could not commence unless the deed were to be varied. When each of us acquired our properties, we took this Agreement as an assurance that further development would not be allowed.

And yet, this is deemed not to be a planning matter. This is patently absurd. This should be resolved before planning is agreed not after. The committee should also be aware that we have engaged a barrister to advise us on this matter, and although he wrote to the Council on 22 June suggesting it was the Council's duty to enforce the deed we have yet to receive any reply.

Safety is of paramount importance. Yet, in this lengthy report, a mere 25 words are directed to the issue, and even then only in the context of the safe operation of the public highway. Not one single word addresses the serious objections that we raised about SAFETY to US as neighbouring residents. Some of us have young children and grandchildren, and some let their properties as holiday homes to guests with young children.

The only access point to the development is through a gateway, that, with tall hedges on either side, affords absolutely no view whatsoever for vehicles leaving the property. Running immediately behind the hedge is the footpath to the three cottages closest to the development. In keeping with the setting of the site there is only low level lighting, adding to the dangers.

Several objections have been raised regarding access to the site, but these objections are not addressed at all. Although the applicant has a right of way across our property, there is no right to park vehicles, no turning space, and nowhere to put out refuse bins for collection other than on the public highway.

The access point is patently unsuitable for vehicles delivering building materials. There is self-evidently not enough space to turnaround large vehicles* and reversing out of the site would be extremely dangerous. The applicant himself has told us he intends to offload materials from vehicles parked in Lower Street - that is, the "main" road through the village, and a regular bus route - and lift them over the boundary directly into the site. This must surely create serious safety issues on the public highway.

Some of the properties are let as holiday cottages all year round and we actively promote the local shop and café and other amenities in the surrounding area. The applicant has intimated to us that the work may be spread over 2 years. Adverse guest reviews could cause significant and lasting reputational damage resulting in the very real possibility of the holiday lets ceasing to trade as well as harming local businesses.

We respectfully ask the Committee not to permit this Planning Application: a legal agreement

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Time
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CT. 17 8 7/12 - Objector's Comments

Following verbal comments made to Cotswold District Council Planning Committee meeting on the 8th July 2015 Re: Planning Application No 14/05222/FUL by McCarthy & Stone, for building Retirement Apartments on the Sheep Street/Tetbury Road Island. Cirencester.

I would like to make some short personal comments to you on this application, as an addition to the comments in writing already submitted to Cotswold District planning several months ago.

The Sheep Street/Tetbury Road island site forms the outer edge of the south western aspects of the town, and as such makes the transition from newer developments, e.g St James's Place and the Leisure Centre to the older traditional architecture of the town. The whole island site now comprises this traditional architecture, Oakley House, the Old Railway Station Brunel Building, Grade II listed and forms the portal into the town.

The design plans submitted for consideration by McCarthy and Stone bear little or no consideration to the fact that the site is a reflection of the traditional town architecture and instead show a building which is in essence another modified office block. On the exterior it is a close relation to St James's Place buildings and offers no thought to blending with its companion architecture on the island site.

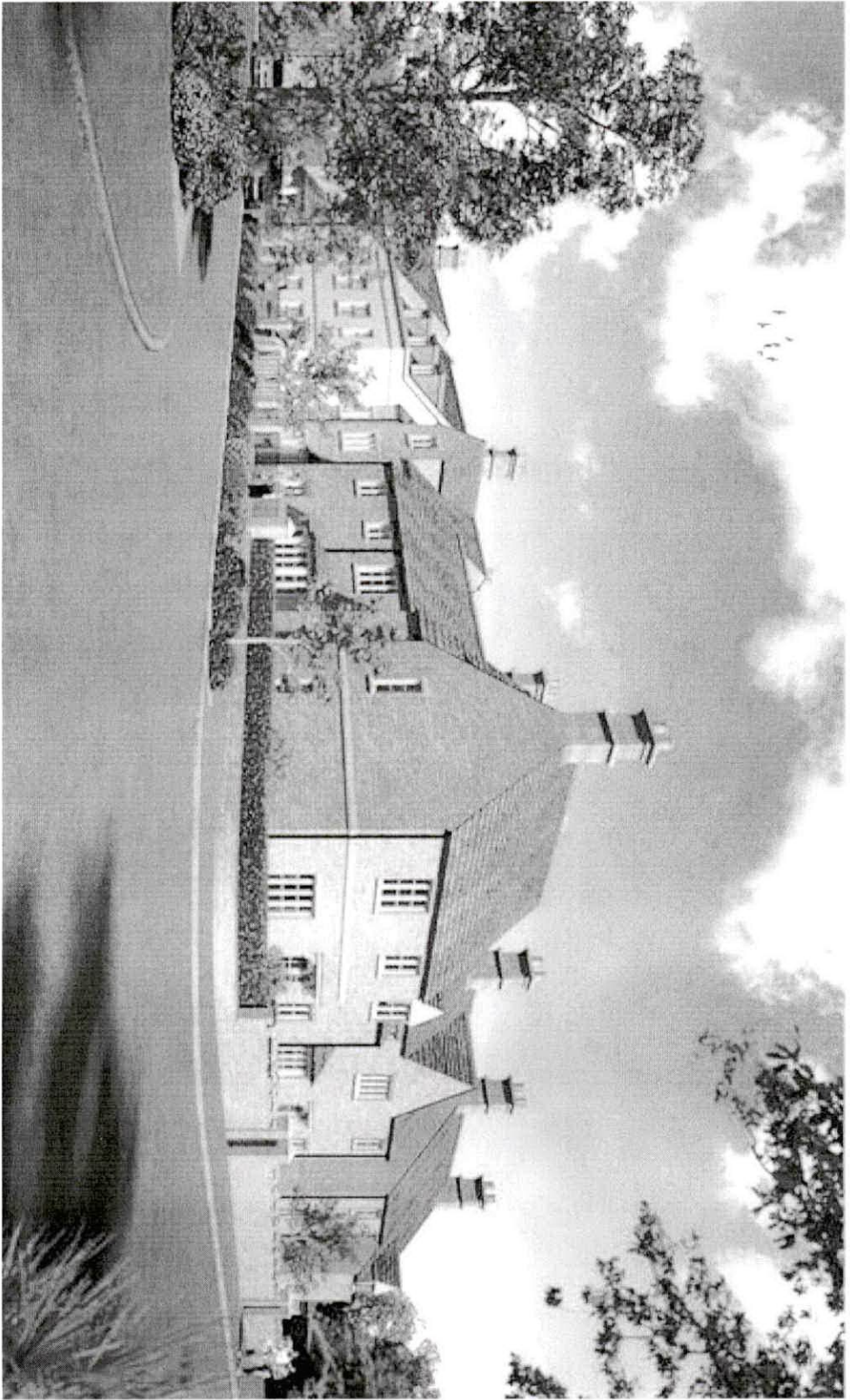
I would draw the committees attention to to the McCarthy and Stone development in Tetbury. [copy appended] which is sympathetic and in tune with traditional Tetbury architecture. Why do these plans suggest that Cirencester should be treated differently? Is it a question of taking the lowest cost route and extending an office like structure into the town? I would submit to you that this design falls far short.

Furthermore, the proposed development is to house residents with average ages around 70 years plus. and in common with other of McCarthy developments, there are likely to be high numbers of residents who would wish to use mobility scooters. Residents are likely to use local facilities like the nearest doctors practice at the Park Surgery, the Leisure Centre and the Hospital, also stores like Waitrose. All of these involve crossing several extremely busy roads. Hammond Way North and Hammond Way West. Both of these roads are claimed by the developers proposals to include existing pedestrian crossing facilities. This are in fact only a few marker posts at the crossing point outside Waitrose. On Hammond Way North it is a common sight to see groups of workers from St James's Place gathering on the pavement preparing to make a dash between the continuous flow of traffic. How can older residents from the proposed development do this on foot or worse still with mobility scooters?

With the proposed increase of housing to the south of the town the flow of circulating traffic here is set to increase dramatically. It only leads to the conclusion that is this island site is not a suitable location for this type of development. There is public discussion on the desirability of reverting some or all of the island site situated at the rear of the proposed McCarthy & Stone site, into a bus station. This is as previously existed in the 1970's. This would include the restoration of The Grade II listed Brunel building into the historic hub of the towns public transport and would provide some way of managing the otherwise inevitable increase in private car traffic circulating around the island site. On average, one bus carries at least the same number of passengers as around ten cars, taking an average of 1.2 passengers per car.

David Prewett
8th July 2015

to Time elapsed here



McCarthy's Stone, Tetbury, development

Handwritten text, possibly a signature or name, located at the top of the page.

CT. 3828/1/N - Applicant's Comments

Good morning. My name is Miranda Payne and I will be the owner of the business and tenant for room 4 at 44 blackjack street.

I'm looking for the purpose of the room to be changed from a B1 office use to a beauty salon. Although termed as a beauty salon the main function of the room will be as a treatment room – very similar to that of a massage therapist or chiropractor.

All of my clients are by appointment only and my treatments are of a quiet and relaxing nature. If you have any questions about my work or how I intend to use the room please do ask. Thank you.