

**PLANNING AND LICENSING COMMITTEE**

**19<sup>TH</sup> August 2015**

**ADDITIONAL PAGES UPDATE**

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**DISTRIBUTED AT THE COMMITTEE MEETING**

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GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**Additional Representations on Schedule Items**

**Pages 60 - 105**

**PLANNING AND LICENSING COMMITTEE**

**19<sup>TH</sup> August 2015**

**ADDITIONAL REPRESENTATIONS ON SCHEDULE ITEMS**

<b>Item</b>	<b>Ref No.</b>	<b>Content</b>
<b>01</b>	<b>14/00602/OUT CD.0691/H</b>	<b>3 third party letters of support making the following observations –</b>  i. The village is well suited to agricultural and equestrian uses; ii. The applicant has amended the original proposal to address concerns raised; iii. The applicant has generously offered villagers the opportunity to use the facilities; iv. The building is in the best location, sited on the lowest part of the site to reduce its visual impact; v. The building will add interest to the view from the public footpath; vi. It will not be particularly obvious from houses in the village; and vii. The proposals are traditional and in keeping with the nature of the village.
<b>02</b>	<b>14/05276/FUL CD.2395/N</b>	<b>One additional letter of objection and photos received -</b> Please see attached
<b>03</b>	<b>15/02269/FUL CD.2299/P</b>	<b>Three letters of representation have been received –</b> Please see attached.
<b>04</b>	<b>14/05222/FUL CT.1787/R</b>	<b>One additional Third Party letter reiterating Objection –</b> (Please see letter attached dated 13.08.15).
<b>05</b>	<b>15/02096/FUL CD.3314/D</b>	<b>Further emails from Applicant - Re levels, heights and volumes. Please see attached.</b>  <b>Four Letters of Support – Please see attached</b>  <b>Photograph from Applicant – View from north-east boundary. Please see attached.</b>

07	14/05178/REM CD.2917/2/H	<p><b>Artist's impressions</b> – Please see attached.</p> <p><b>GCC Highways</b> – No objection. Please see attached.</p> <p><b>Email of Objection from Neighbour</b> – Please see attached.</p>
09	15/01412/OUT CD.3390/T	<p><b>Case Officer</b> - This planning application has been WITHDRAWN.</p>
10	15/02202/FUL CD.3048/D	<p><b>Letter of Support from Agent</b> – Please see attached.</p>
13 & 14	15/01704/FUL CT.9096 & 15/02443/LBC CT.9096/A	<p><b>Amended floor plans and elevations from Agent</b> – Please see attached.</p>

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**From:**  
**Sent:** 12 August 2015 15:10  
**To:** Planning mail  
**Subject:** Re: planning application 15/02269/FUL

For the attention of Christopher Fleming

Dear Sir,

We would like to comment on the above application from TOP'S nursery regarding their intention to reduce the source of odour and smoke nuisance to residents in the area.

Whilst the CDC confirmed that the Planning Application when approved will lead to an improvement in air quality, we would like to be reassured that Top's will have to comply with the recommendations in full, suggested in the letter from Mr Philip Ampson from Biomass, 20th April, 2015, and not to be allowed to 'stage' measures prolonging the inconvenience for further winter seasons. The Newlands development undoubtedly would be grossly affected backing on to the nursery if this entire recommendation is not completed.

We are not assured whether odour and chemical nuisance will abate after these changes, but hopefully if the CDC insist on full compliance with the Biomass recommendations, we have a better chance of good health in the southern area of Mickleton.

Sincerely  
Mr and Mrs J Long  
15 Arbour Close  
Mickleton

Best Wishes

John

HEM 02.  
11/05/15

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**From:**  
**Sent:** 14 August 2015 15:47  
**To:** Christopher Fleming  
**Cc:** Philippa Lowe; Abigail Beccle; Alison Coggins; Tony Berry; Ray Brassington; Sue Coakley; Robert Dutton; David Fowles; Joe Harris; Mark Harris; Stephen Hirst; Robin Hughes; Sue Jepson; Juliet Layton; Mark MacKenzie-Charrington; Tina Stevenson; Barry Dare  
**Subject:** Planning application 14/05276/FUL - Further photographic evidence of the danger associated with this access -  
**Attachments:** Van.jpeg; Van2.jpeg

Chris

These 2 photographs were taken yesterday on the site in question. They clearly demonstrate the lack of visibility of pedestrians to those exiting the site in a forwards gear. Please can you use these photographs at the planning committee meeting on 19th August?

We believe they support our belief that allowing daily vehicular access to this little used right of way would result in a serious accident which we would feel the council must wish to avoid.

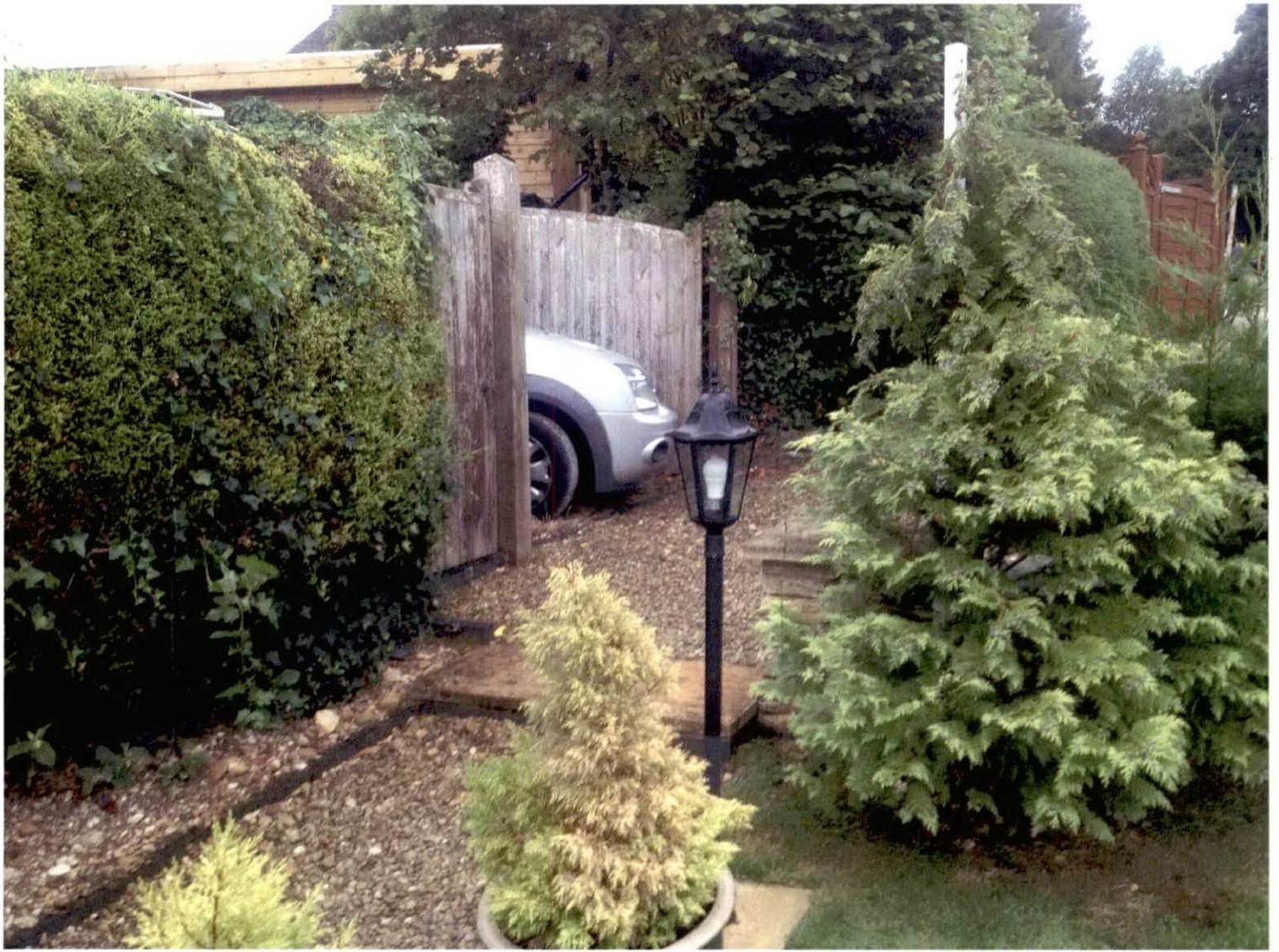
Kind regards

Linda Penman  
Company Secretary  
Lower Farm Cottages Management Limited

Hem02



Hem 02.



Hem02.

14/05276/FOL

# Comments for Planning Application 15/02269/FUL

## Application Summary

Application Number: 15/02269/FUL

Address: Tops Nursery Broadway Road Mickleton Chipping Campden Gloucestershire GL55 6PT

Proposal: Proposed replacement of three chimney flues on greenhouse boiler installation with two chimney flues

Case Officer: Christopher Fleming

## Customer Details

Name: Dr Jonathan Collins

Address: 3 Garden Close MICKLETON

## Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over development

Comment: It can be hoped that this application will lead to an improvement in the significant and regular air pollution witnessed for the past 10 years by Mickleton residents. Pressure this year from residents has resulted finally in CDC Environmental Health officers and the EA insisting that TOPS cease the repeated and flagrant importing and burning of off-site, rogue, waste materials including treated wood (which they admitted to CDC). Repeated earlier public claims by the owners of TOPS that only wood and linseed products had been burned by them in their biomass incinerator facility have been exposed as false.

Unfortunately the 9 documents given to the public under TOPS Planning Application 15/02269/FUL to assess the application do not give me sufficient reason for optimism. Presumably in the past, formulae similar to those given were used to calculate chimney heights for appropriate removal of smoke from south Mickleton. However as everyone here knows, this is often not the case because of unusual local winds within this microclimate, presumably related to the proximity on two sides of the village of the Cotswold escarpment.

Perhaps CDC has come across comparable geography elsewhere for similar applications but no information is given in 15/02269/FUL to conclude that the Lincolnshire boiler-making firm has installed boilers in similar positions with success. Indeed since the boiler-makers Directors letter states that theirs is the only company that supply Dragon Biomass boilers, it is difficult to place much credence on his statement I am able to make recommendations based on my experience within the biomass business and also as the manufacturer of one of the largest suppliers of batch boilers in the UK., whither his last calculations when the boilers were first installed? These have certainly been shown to be awry, irrespective of what is being burned here, since smoke simply



falls quickly to hedge level and then travels through the village houses down-wind (photographs and videos have been supplied by me and also by other villagers to CDC to back up this statement). Legislation about bonfires states a limiting factor to be Due regard to weather conditions and prevailing wind direction must be taken. How convenient for the owners that they happen to be upwind of the prevailing mainly SWesterlies but bizarre that original permission should have been granted without modelling of local conditions well a waiver accepted by both EA and CDC given this fact.

What therefore does CDC see that would change my doubts into confidence that the changes will take smoke away from the village? This is by far and away my main concern so that we avoid the same issues again in October. Yes the formulae may have changed, and yes the boiler ppm outputs might well fall easily within tightening output guidelines, but no account seems to have been taken of Mickleton conditions. I raise this for consideration to avoid CDC getting egg on their faces, and us smoke in ours.

Residents will have been exposed over the last few years to cancer-forming agents in the often voluminous and foul-smelling air (Freedom of Information reports from the Environment Agency show that TOPS has been breaking restrictions on burning since at least 2009 (records are only retained for 6 years!). However even legal burning of linseed and wood can result in certain densities of particulates and chemicals if improperly burned that can cause harm in sensitive individuals e.g those with lung or heart disease from acute narrowing of the airways (asthma) or worsening of the breathlessness of chronic bronchitis to longer-term lung inflammation. It is hoped that TOPS will therefore stick to what they are allowed to burn and henceforth control staff training and monitor burning conditions so becoming a responsible neighbour.

I hope that this enforced Planning Application - one of a number of measures that CDC is insisting is followed - leads to a significant improvement in the air quality in south Mickleton. IT IS ABOUT TIME. Profit making should not come at any price when human health is concerned. If local modelling means 30 m chimneys, then that is what should be debated.

Item 03

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**Subject:**

FW: Planning application 15/02269/FUL

-----Original Message-----

From: sheila allen

Sent: 12 August 2015 14:37

To: Christopher Fleming

Subject: Planning application 15/02269/FUL

Dear Mr Fleming,

I would like to comment on the above planning application from Tops nurseries.

As a resident of South Mickleton, I have experienced the smoke and fume nuisance caused by the boilers at Tops, over the last few years during the heating season. Whilst I have no objection to the plans for new and hopefully improved chimneys, I would like to know that they are being officially monitored by the CDC and the Environment Agency to ensure compliance with required Clean air standards.

The chimney replacements alone will not prevent the black and foul smelling fumes that we have had to endure at times in the past when inappropriate materials have been burnt.

Yours sincerely,

Sheila Allen

Sent from my iPad

Item 03.  
15/02269/FUL

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**Subject:**

FW: planning application 15/02269/FUL

-----Original Message-----

From: John Long

Sent: 12 August 2015 15:10

To: Planning mail

Subject: Re: planning application 15/02269/FUL

For the attention of Christopher Fleming

Dear Sir,

We would like to comment on the above application from TOP'S nursery regarding their intention to reduce the source of odour and smoke nuisance to residents in the area.

Whilst the CDC confirmed that the Planning Application when approved will lead to an improvement in air quality, we would like to be reassured that Top's will have to comply with the recommendations in full, suggested in the letter from Mr Philip Ampson from Biomass, 20th April, 2015, and not to be allowed to 'stage' measures prolonging the inconvenience for further winter seasons. The Newlands development undoubtedly would be grossly affected backing on to the nursery if this entire recommendation is not completed.

We are not assured whether odour and chemical nuisance will abate after these changes, but hopefully if the CDC insist on full compliance with the Biomass recommendations, we have a better chance of good health in the southern area of Mickleton.

Sincerely

Mr and Mrs J Long

15 Arbour Close

Mickleton

Best Wishes

John

14/05222/FUL,

20 St Peters Road  
Cirencester  
Gloucestershire  
GL7 1 RG  
13<sup>th</sup> August 2015

Kevin Field, Planning and Development Manager

Cotswold District Council  
Trinity Road  
Cirencester  
Gloucestershire  
GL7 1PX

Dear Mr Field

**Re Planning Application 14/05222/FUL (McCarthy and Stone development)**

I am unable to attend the planning meeting to speak in person but I should like to **OBJECT** to the amended design submitted under this development. I feel that the design remains out of character with the buildings on the east side of the site which include several heritage buildings. To allow the development of a flat roofed project which clearly dwarfs these historic buildings does not seem in the best interests of preserving the character of a historic town centre. I am particularly concerned that no roofline has been added. This was one of the comments made by local residents at the original public meeting, which McCarthy and Stone have ignored at subsequent stages of the planning process. The adjacent Waitrose building was required to have a pitched roof to retain a roofline and fit local character, and the St James Place building was only allowed not to have a roofline because it was an office block and also because it created a roof garden for staff. The proposed McCarthy and Stone building is clearly none of these and is for residential use.

I have concerns that with the proposed development of the Student accommodation as part of the Brewery Development, which is also boxlike, and a significant risk that the old hospital will be allowed to decay and become a development site that the western end of Cirencester, far from demonstrating the entrance into a historic town will become a conclave of flat roofed building with no significant architectural merit but constituting a distinct detraction from the heritage buildings in the area.

I hope that the council sees fit not to pass this application in view of the developers' intransigence to reconsider the roofline and external aspects.

Yours sincerely

M A Blumsom (Mrs)

*Cc Cllr Jenny Hincks, Watermoor Ward*

*Cllr Mark Harris, Abbey Ward*

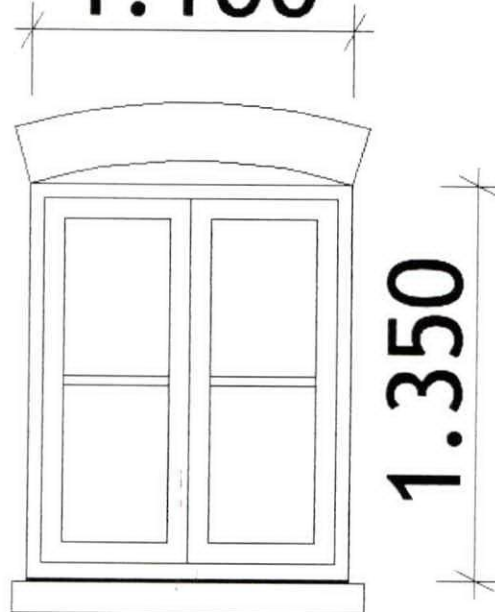
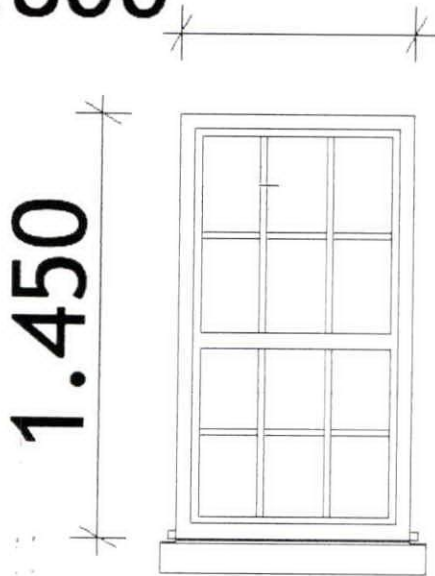
Item 04.

as built

previously  
approved

0.800

1.100



1.450

1.350

1.16M<sup>2</sup>1.49M<sup>2</sup>

On 14 Aug 2015, at 10:20, Martin Perks \_\_\_\_\_ wrote:



Mark,

The heights I have stated in the Officer report are taken from the A1 plans that you have submitted. I have re-measured the heights of the side ranges and the central element and they match what I have stated in the report. Moreover, the approved scheme has a finished floor level approximately 300mm higher than the approved scheme. A simple overlay of the two elevations does not therefore accurately reflect the height difference of the two schemes. Notwithstanding this, I will attach this correspondence and your metric elevation to the additional pages so that Members are aware of your comments.

With regard to the sash windows the submitted A1 plan appears to show those in the front elevation with a height of approximately 1.4m whilst the approved plan shows the casements in the front elevation to be approximately 1.35m. In addition, the as built scheme shows full height Juliet balcony openings in the rear elevation which were not shown on the approved plans.

The front door on the as built scheme appears as double doors whereas it is a single door on the approved scheme. The double doors that have been installed also appear to be of a different design to those shown on the submitted plans.

regards

Hsm 05

15/02096 / Au

**From:**  
**Sent:** 14 August 2015 15:21  
**To:** Martin Perks  
**Cc:**  
**Subject:** Re: Height differences at Orchard Rise

② Dear Martin,

The sketch sent through was just a visual representation of what your statement was saying and bears no reference to the situation on site or the drawings submitted, the point of the sketch was to show that the height difference between the floor levels is irrelevant and certainly should not be added to the heights you measured off plan from ground level to the ridge as per your statement. I have simply put into a visual representation what you have said in words to show that your method of calculating the ridge height was wrong and should be changed in your statement.

Further to my previous email regarding the incorrectly calculated height differences, I have also subsequently taken a further look at the windows situation and attach a further plan for you to formally include as part of the application documentation, showing the difference in size between the approved and as built windows.

Taken as an area the as built windows are indeed smaller than the approved and whilst the as built may be slightly taller, they are however narrower than the approved and as such consider that your statement should be amended to reflect this, as whilst we appreciate that the french doors to the rear do create larger openings, these are to the rear of the building and certainly to the primary front elevation the windows as built are smaller than the permitted.

We also consider that your choice of wording in calling the approved dwelling a "modest 3 bedroom house" understates the size of the approved scheme to suit your policy 22 arguments (though as we have argued the approved scheme in our opinion does not itself accord with the principles of the policy) and on the basis that the 6 bedrooms have been created by placing 3 of them in the roof space, were this still just loft space based on the floor area (accommodation within) would you then refer to the as built as a "modest 3 bedroom home"? I think not despite the floor area being the same and as such the use of the word "modest" is misleading in this instance when in fact the floor area of the approved scheme could easily provide a decent 4 bedroom house and therefore the use of the word "modest" should not be being used to describe the approved scheme when the across both the ground floor and first floor the floor area is the same as the as built.

Please can you also add this email and its contents to the applications documentation.

Please telephone me should you wish to discuss the height issue as I appreciate that it is slightly confusing but hope that you can see that your height difference of 1000mm is simply calculated wrong and will amend your statement accordingly.

Many thanks,

Mark.

Hem 05

15/02096/Am

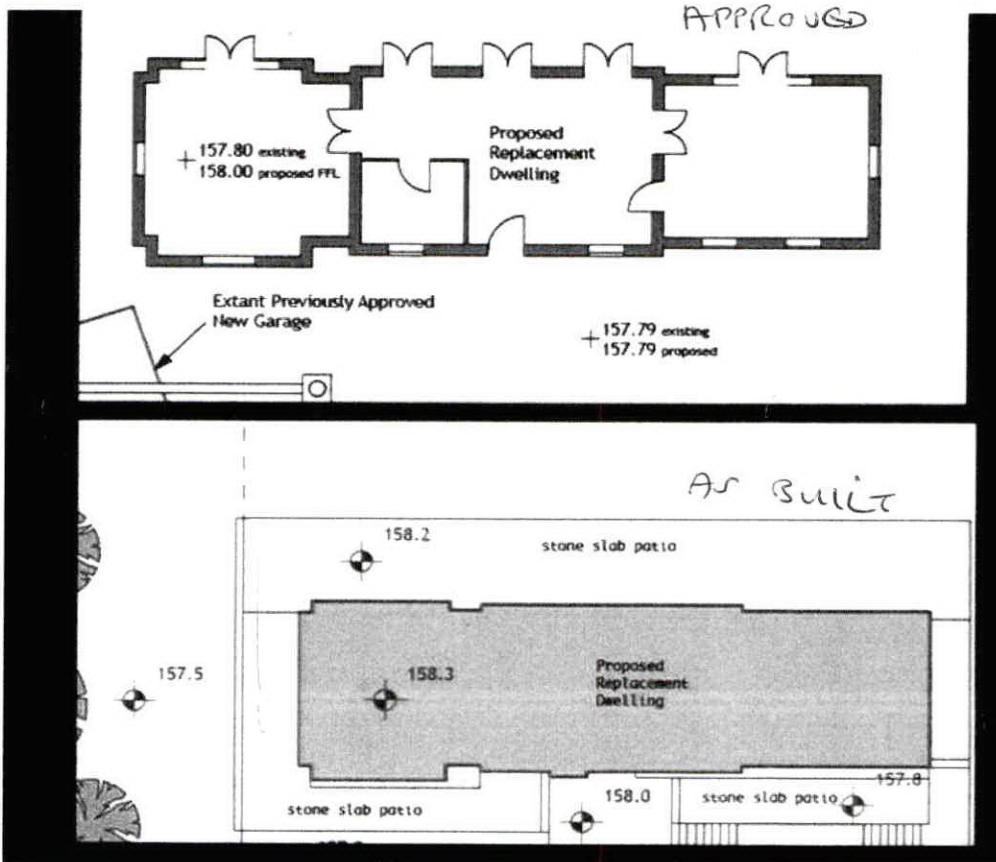
**From:** Martin Perks  
**Sent:** 14 August 2015 16:13  
**To:**  
**Cc:**  
**Subject:** RE: Height differences at Orchard Rise

Mark,

③

I find the first paragraph of your email slightly puzzling in that you are stating that the last drawing you provided bears no reference to the situation on the ground. The floor plans below show that the original ground level was 157.80 and the FFL of the approved dwelling 158.00. The plans submitted for this application show a FFL of 158.30. The FFL of the completed dwelling is therefore 500mm above the original ground level. This change in level must be accommodated somewhere within the development – this will either be through a raised internal ground floor if the exterior walls of the building were built off the original ground level (it would then be expected that there would be internal or external steps accessing the raised floor); or by the external walls starting at a higher ground level than 157.80 so that a level access can be achieved. In the latter case this would result in the ground level adjacent to the new dwelling being higher than the approved scheme. This would result in an increased ridge height as I have stated in the report.

At present I have not provided with any information to indicate that the statement made in my report is incorrect.



**From:**  
**Sent:** 14 August 2015 16:58  
**To:** Martin Perks  
**Cc:**  
**Subject:** Re: Height differences at Orchard Rise

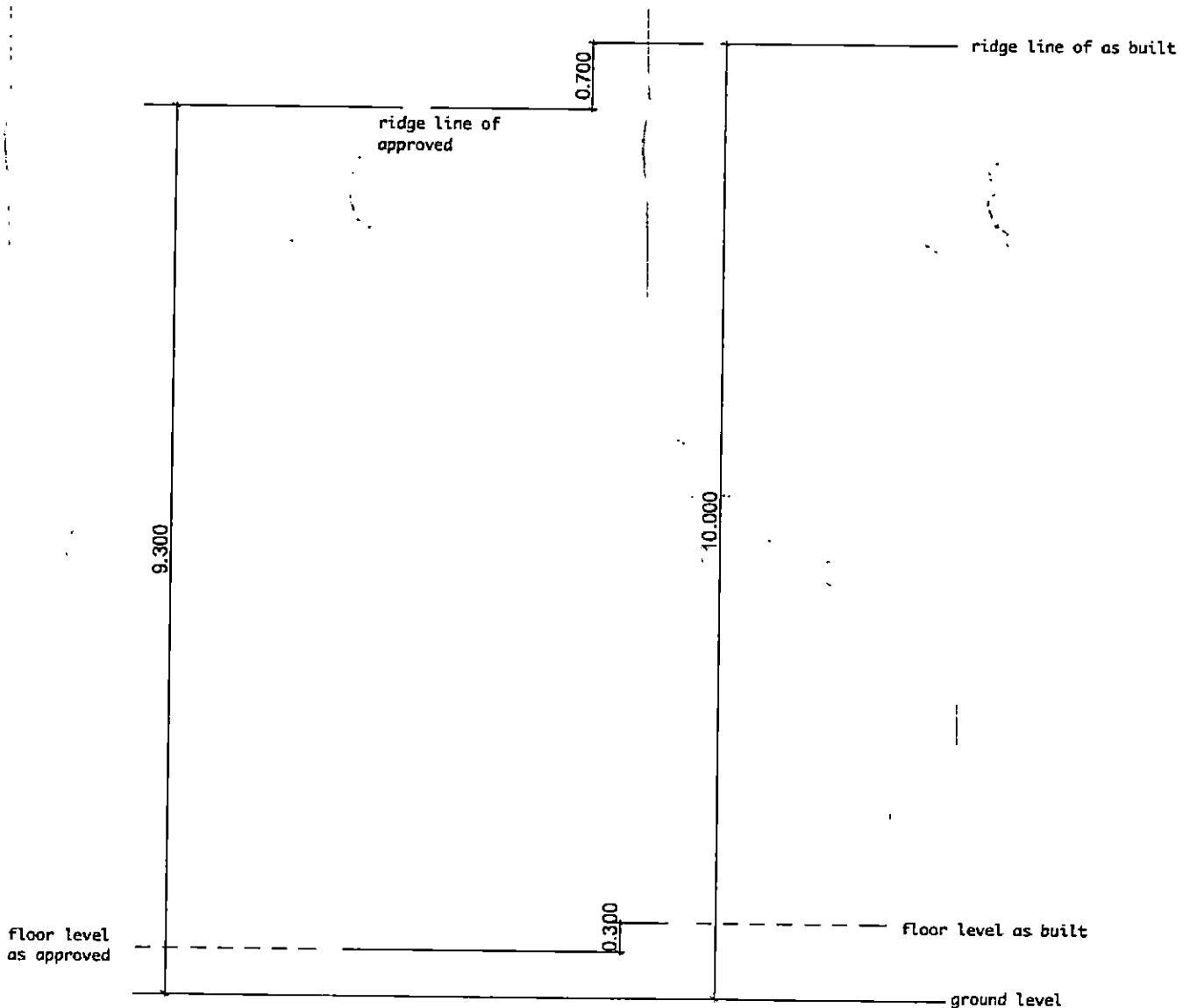
(4)

Hi Martin,

It is the attached drawing that I am referring to, which is just a few lines on a page, please confirm that you are looking at the attached and not any other previous drawings, if you are still unsure please telephone me as this is quite fundamental to our application and we want to ensure that the information being presented before the planning committee is correct.

Thanks,

Mark.





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**From:**  
**Sent:** 17 August 2015 15:18  
**To:** Martin Perks  
**Subject:** Re: Planning Committee re Application 15/0296/FUL  
**Attachments:** Volume - as built.pdf; Volume - approved scheme.pdf; Volume - 3D Claculated View - As Built.pdf; Volume - 3D Claculated View - Approved Scheme.pdf; Ground Level Heights South as Built.pdf; Ground Level Heights South as Approved.pdf; Ground Level Heights North as Built.pdf; Ground Level Heights North as Approved.pdf

Dear Mr Perks

Please find attached attachments in pdf format. We would be grateful if you could discuss the height comparisons etc with Mark Wildish, who will hopefully be able to explain where the confusion has arisen.  
Best regards  
Stephanie

On 17 Aug 2015, at 15:06, Martin Perks wrote:

Sorry, none of the attachments can be opened. Please can you provide them in a jpeg or pdf format?

*Martin Perks  
Senior Planning Officer*

***Planning Service Customer Feedback Questionnaire - Have we responded to your enquiry or determined your application?*** - Please take a few minutes to complete our short tick-box questionnaire at the link below to assist us in our continuous programme to improve standards of service to our customers and service users. Thank you.

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**From:** Stephanie Ayres  
**Sent:** 17 August 2015 15:02  
**To:** Martin Perks  
**Subject:** Planning Committee re Application 15/0296/FUL

Dear Mr Perks

We are concerned that, although your objections regarding the AONB are related solely to the north-east boundary road, none of the planning committee members have viewed the house from this point. This is particularly in light of our having made efforts to improve the landscaping from this angle, which we feel would have had some bearing on their decision. The planning committee cannot pass adequate judgement if they have not seen this for themselves.

*Stephanie*

We are also concerned that some of the statements within your planning committee report may be misleading to the council members and hope that you will amend this before the meeting. However, if you are either unwilling or unable to do this, could you please ensure that the members are aware of the following comments

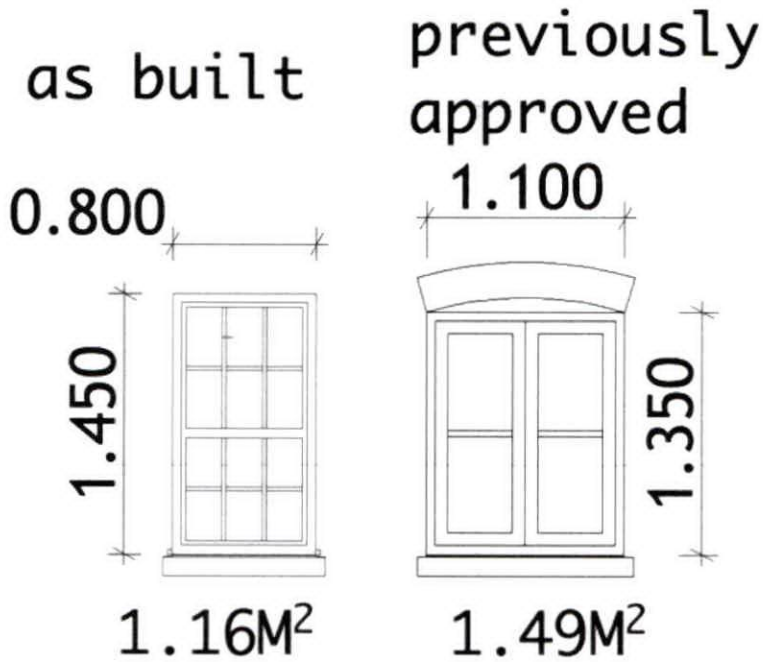
1. Your description of the authorized dwelling as 'a modest 3 bed cottage style' is unfair. The authorised dwelling was for a substantial house, 23 metres long, around 5.5 metres wide with a ridge height of 9.3m and an overall height of 10.6m. It was 2 storeys high with a steep roof with the capacity for converting the attic space to create a 2 ½ storey dwelling. Therefore a better description would be 'a substantial 2 storey farm-house style'.
2. You have described the mass of the house as being 'far greater' than authorised. However the mass has only increased by 19.9% which we do not accept is 'far greater'. Please see attached calculations and drawings which illustrate that the mass of the house is only slightly larger than authorized.
3. The difference in ridge heights is incorrect. We wish to have on record that our calculations show a difference in ridge height between the two highest ridges of 575mm, not 700mm as you have stated. We would be happy to discuss this with you to sort out the where the confusion has arisen. In the meantime, please see attached drawings.
4. Furthermore, the highest point of the house (including the chimney stacks) is actually 227mm lower than authorized.
5. You have described the sash windows as being 'large'. However, they are actually 22% smaller than the authorized ones (please see attached drawings).

Hem 05.

6. The building work began in 2012 with the construction completed to ridge height by early 2013

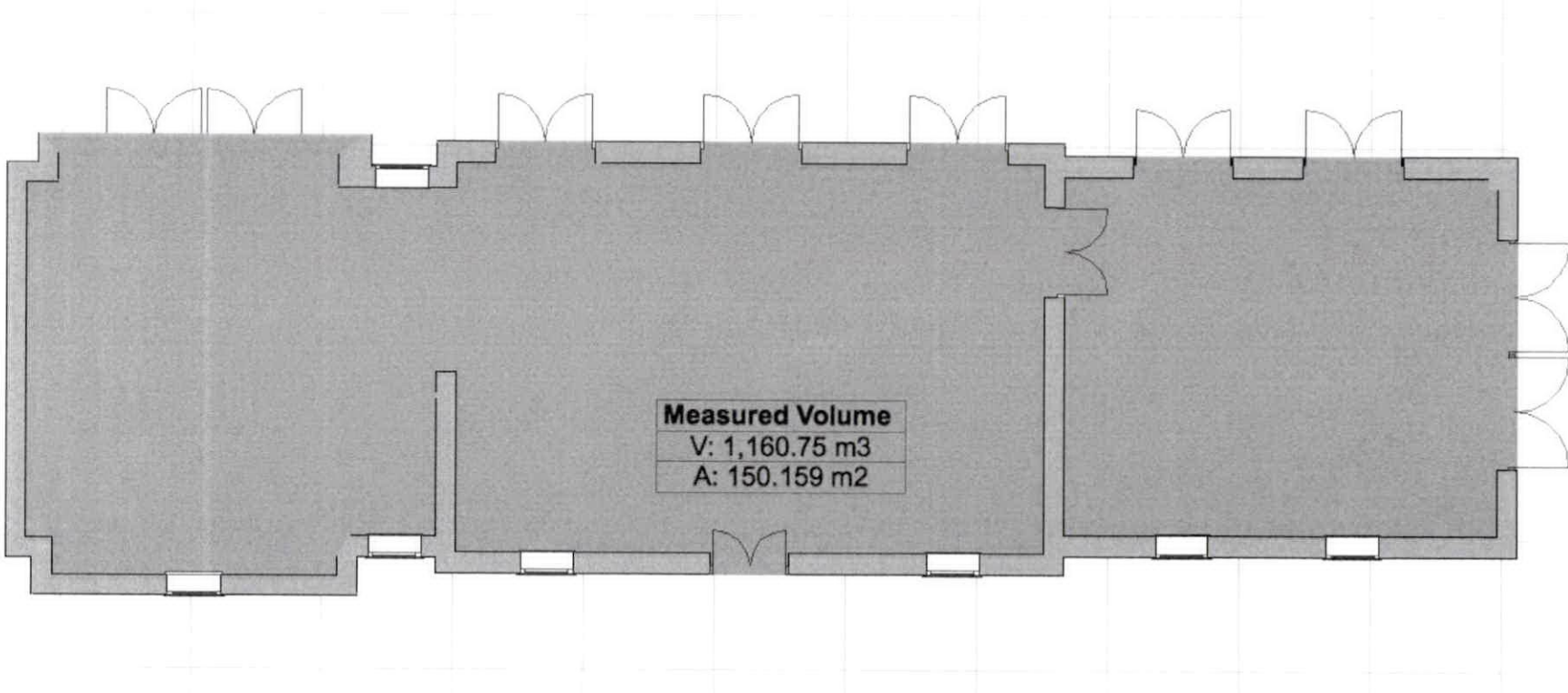
With best regards

Stephen and Stephanie Ayres



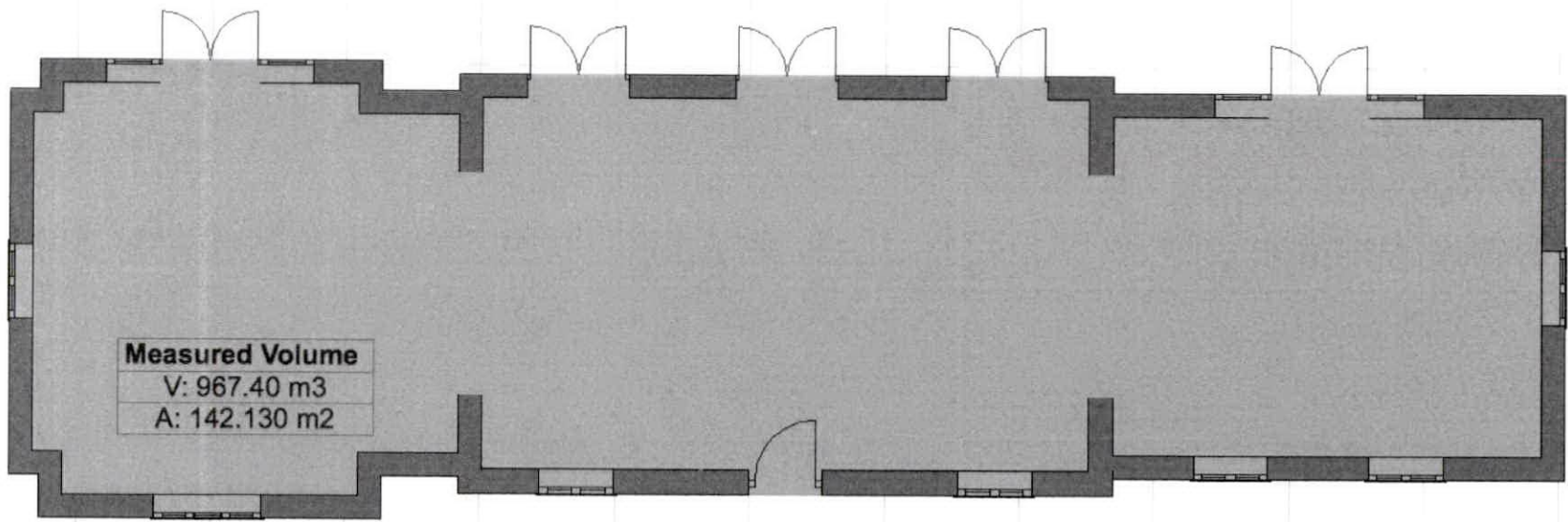
Recipients should be aware that all e-mails and attachments sent and received by West Oxfordshire and/or Cotswold District Council may be accessible to others in the Council for business or litigation purposes, and/or disclosed to a third party under the Freedom of Information or Data Protection Acts. If you have received this e-mail in error please inform the sender and delete it.

Hem 05.



From 015

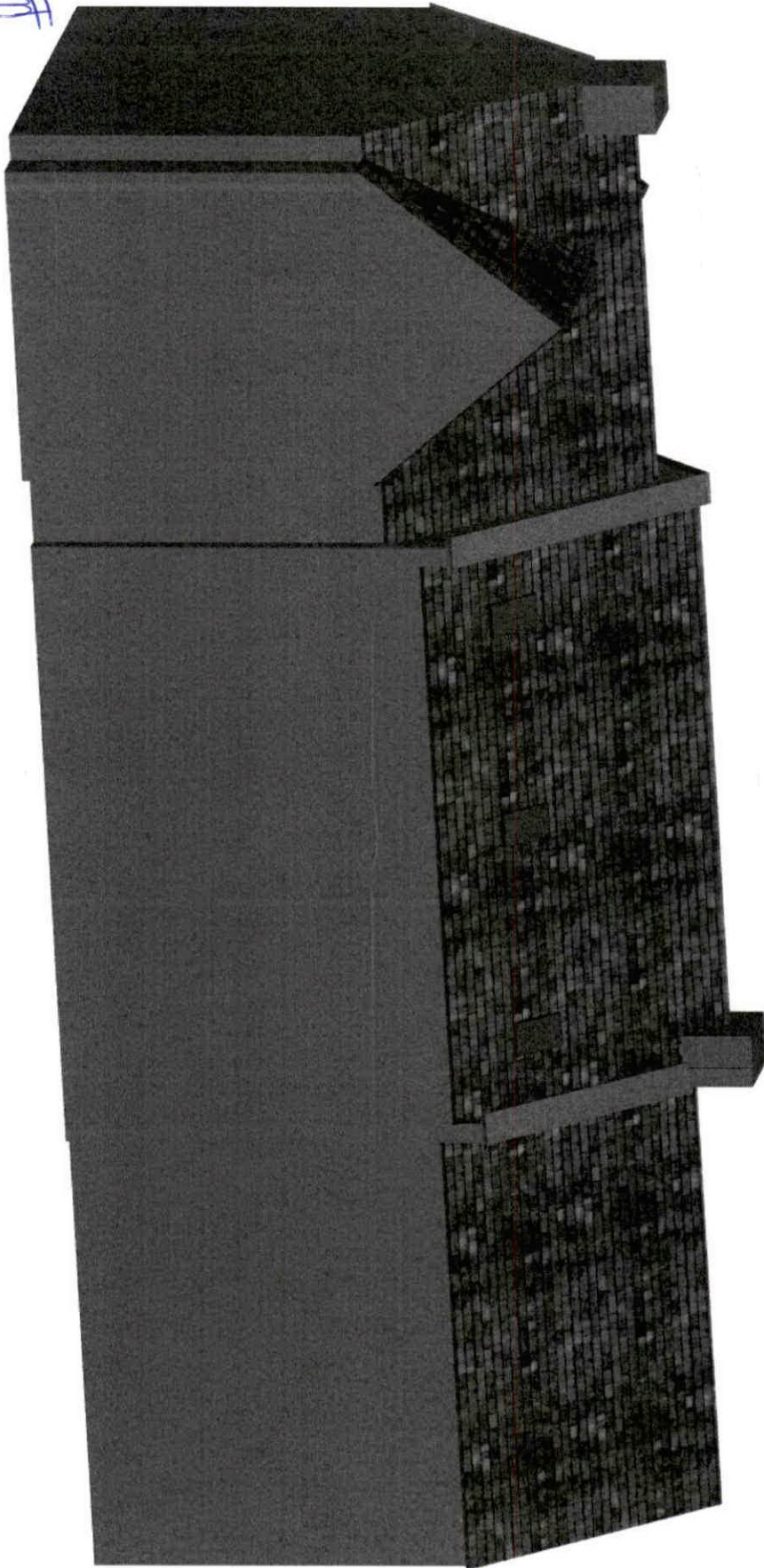
As built



Hem05

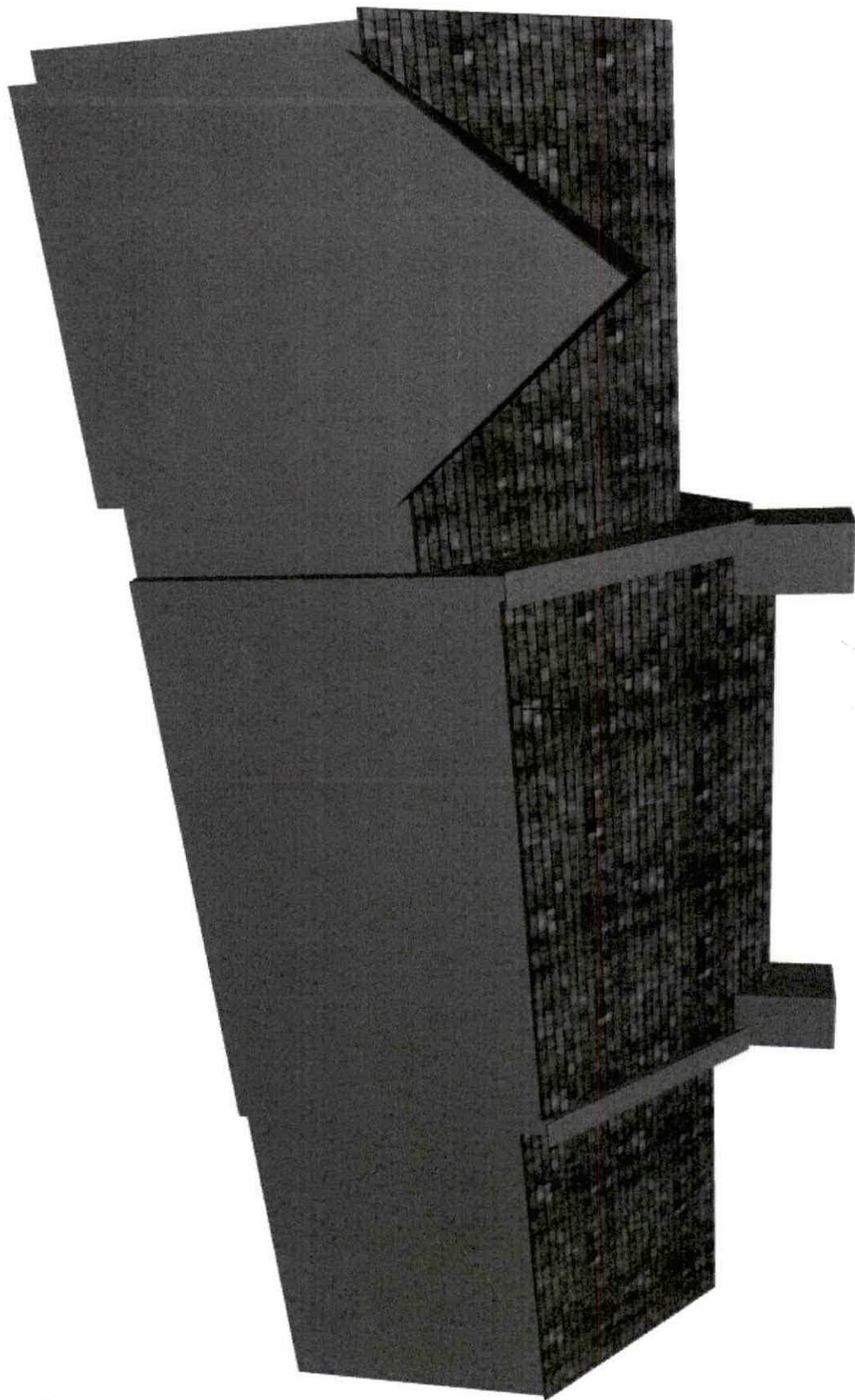
Approved

15/02096/FW  
HEMS



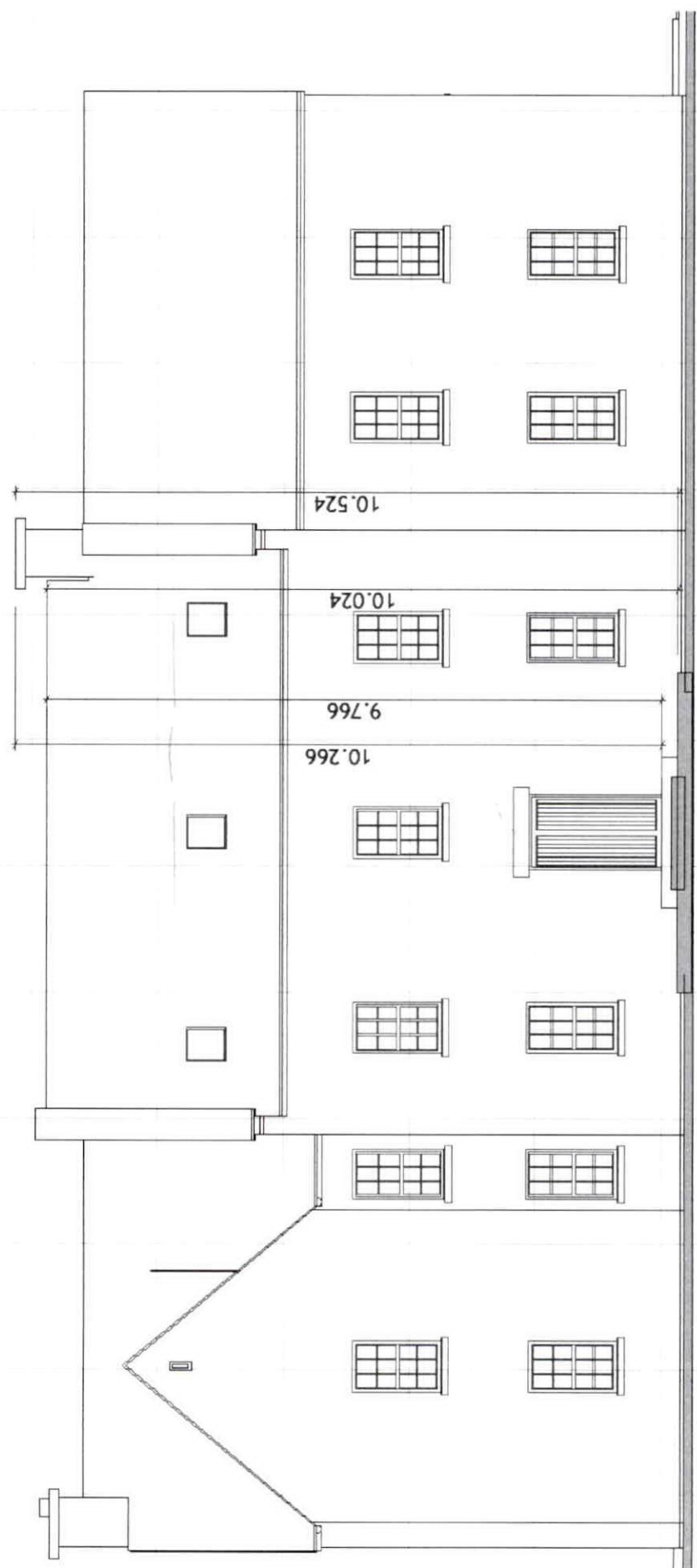
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Item 05  
15/0004/15



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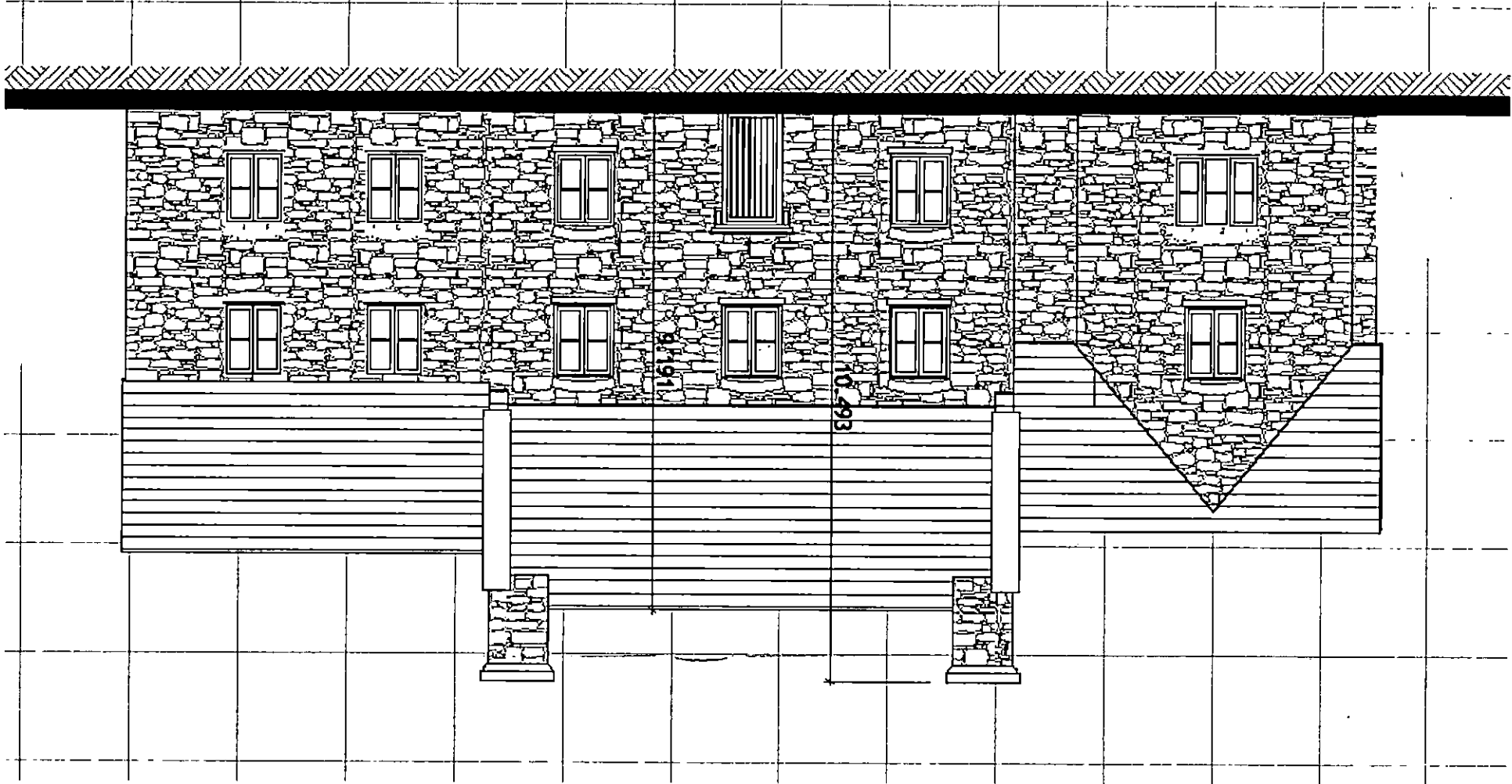
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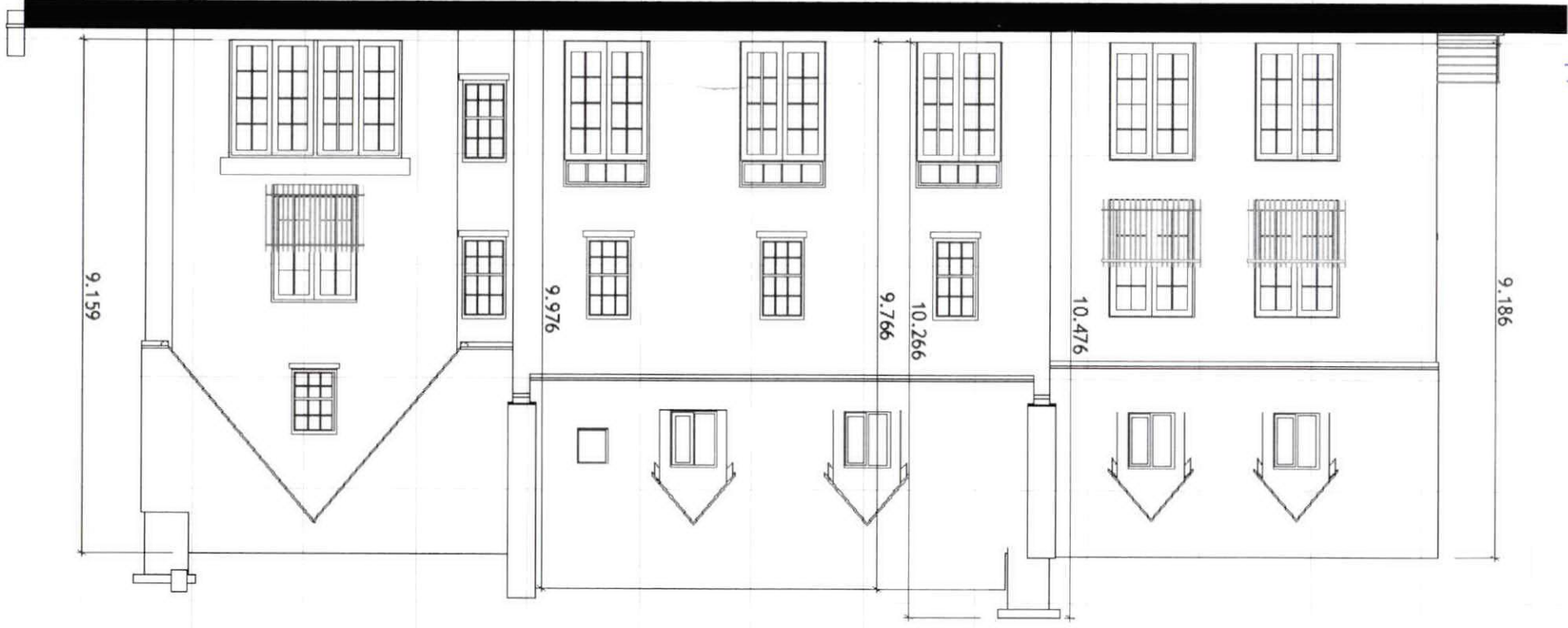
15005



Appendix



A) bur 1/2



500



Approved

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**From:**  
**Sent:** 17 August 2015 13:06  
**To:** Democratic  
**Cc:** Martin Perks  
**Subject:** Fwd: Application no. 15/02096/FUL

Begin forwarded message:

**From:** Amanda Randle  
**Subject:** Application no. 15/02096/FUL  
**Date:** 17 August 2015 10:02:00 BST  
**To:**  
**Cc:**

To all County Councillors

As a member of Ebrington Parish Council, I am aware of the historic and present planning applications for Orchard Rise, Charingworth. I fully support this application for retrospective planning permission relating to changes to the authorised permission granted in 2012.

Ebrington Parish Council do not have any objections to the application. However, the council has long adopted the policy to support planning applications by not making any comments. Therefore the view of the parish council has been recorded as 'none'.

The first application for a larger dwelling on this site was supported by a large number of local people, with no objections from either neighbours or the parish council, since the site is suitable for a large family home.

Subsequently, the authorised dwelling included a large attic space on the most elevated part of the site. It also included a new stable block, a new garage block and a new 100m<sup>2</sup> stone barn.

During the building process, I am aware some changes were made to the authorised works, including sash windows and the use of ashlar stone on the middle section of the house. This is common in style to other houses in the village of Ebrington and other local villages. The roofline was also raised, with the staggered effect of the different rooflines being retained, but to a lesser extent. However, in terms of size, scale and design, the house looks very similar to the approved dwelling.

With regard to the increased floor space, this has been achieved within the house structure - either in the concealed basement or in the attic space, which was part of the authorised development. The footprint is virtually the same as approved. This has therefore made little difference visually to the appearance of the house, since the visual mass of the house is very similar to the approved dwelling.

The previous buildings consisted of a concrete dwelling house with outbuildings and various disused farm buildings which were in a deteriorating state. This new development is an enhancement to the area and long anticipated by local people.

As the planning officer acknowledges, the craftsmanship and materials used to build the new house and boundary walls are both of a very high standard. Furthermore, the design of the new house respects the character and vernacular of the Cotswolds. Clearly, time and money has been spent to ensure this is a building of high quality and this is appreciated by the local people and neighbours to the property.

Hem 05

I understand the planning officer's objection rests partly on the impact on the character and appearance of the ANOB, particularly from the north-east gated road which lies some way from the back of the house. There is no hedgerow along the gated road boundary, which is elevated.

However, the impact of the house is in proportion to that of the authorised house, since it is so similar in size and design. The original house, which certainly did not respect "the character, appearance and local distinctiveness of the area", also had a visual impact. The applicants were aware of this and have therefore started a comprehensive landscaping scheme to diminish this impact.

As a local farmer, I appreciate the aims of the planning policy to protect the stock of small and medium sized houses. However, I also understand there should be some flexibility built within this framework and that policies should be applied on a case-by-case basis. The policy is clearly not appropriate in this case and this is reflected in the authorised permission for a large house and ancillary buildings, which subsequently took it out of the small to medium housing spectrum.

With regards to any enforcement action, this is designed to maintain public confidence in the planning system and is discretionary. Since there are no local objections to this development, including from the Parish Council, it would appear to be wholly disproportionate and unnecessary to take such action in this instance.

Whilst I am a member of the Parish Council, please accept the contents of this letter as my own personal opinions as a resident of the local Ebrington community.

If possible can this letter be shown to all councillors before the meeting.

With best regards

Peter Drinkwater

Item 05

To be shown to members of the Cotswold District Planning Committee  
on 19<sup>th</sup> August 2015

Dear Sir/Madam

Re planning application for Orchard Rise, Charingworth 15/02096/FUL

I wish to support the recent application for retrospective changes to the new house, which has been built in Charingworth.

My friends and I walk our dogs along the footpaths behind this house and have been impressed with how it has been built and the care that has been taken to build it in a traditional Cotswold manner. We particularly like the use of the stone roof tiles and different types of stone, which one doesn't see in many new houses these days.

The house that was there before was not attractive and built of reconstituted stone. It was a relief to see such a pleasing replacement and that the other buildings were also being tidied up. We also love the new dry-stone walls at the front of the property.

I believe that there have been some changes made, including dormer windows at the back of the house, which are not in line with the planning permission. But the house is so delightful to look at it would seem a pity to turn down this application and force the owners to make costly changes.

I looked briefly at the plans online but cannot actually see many differences apart from the dormer windows and different windows generally, which are preferable in my opinion. My friends and I feel that the care that has been taken in building a house which, unlike many new houses, is so appropriate to its surroundings and so carefully constructed, should be applauded not penalised. Also compared to many other houses that have been granted permission in the Cotswolds, this is not too big or imposing.

We hope therefore that you will make the decision to permit the planning application.

Best regards

Julie Kirkham  
Barn House  
Whatcote

Item 05  
15/02096/FUL

Orchard Cottage  
Charingworth  
Gloucestershire  
GL55 6XY

15<sup>th</sup> August 2015

Dear Planning Committee Ward Members

Re: 15/02096/FUL

**Retrospective Planning Application, Orchard Rise, Charingworth, Chipping Campden,**

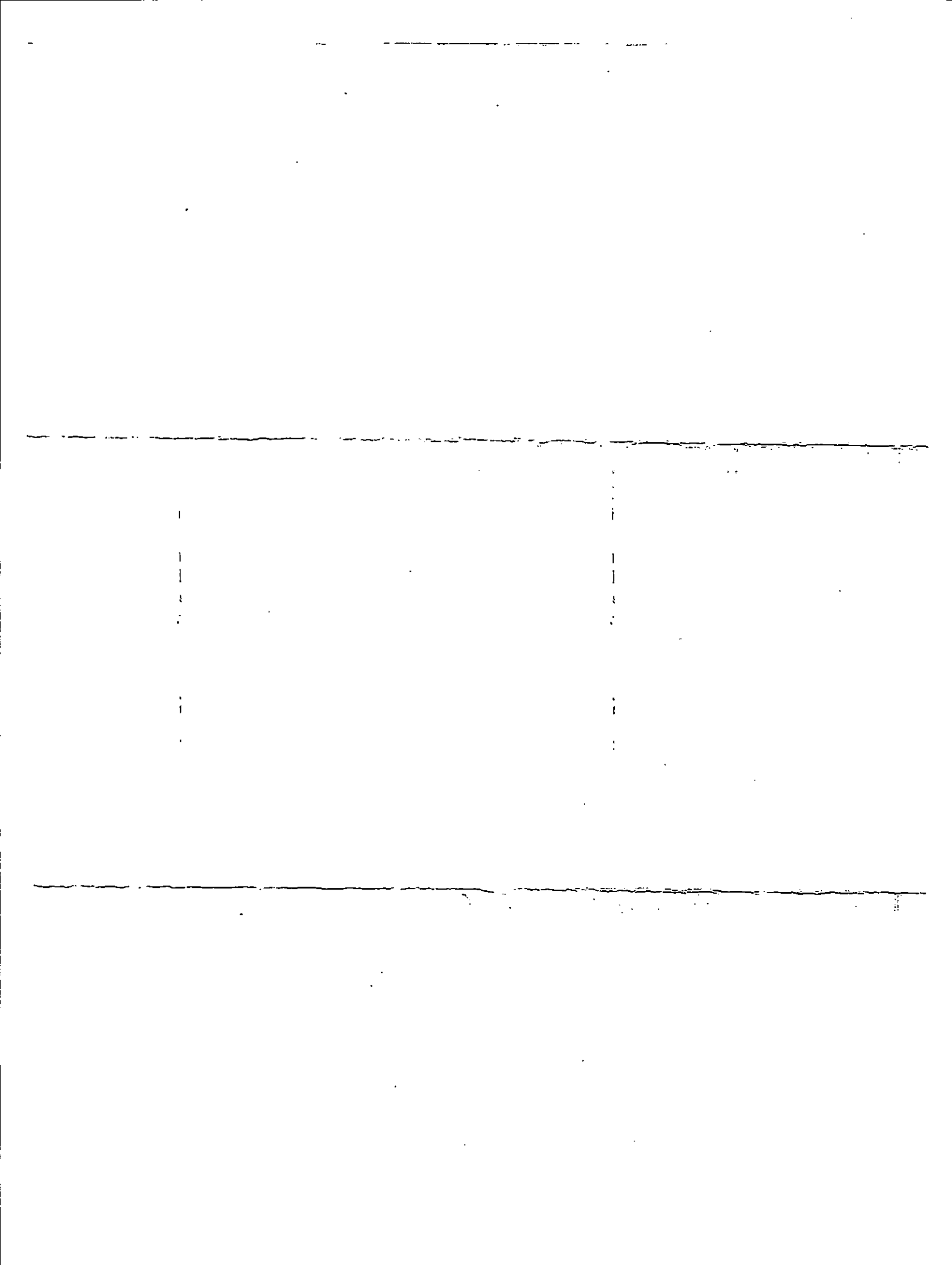
My wife and I have lived in Charingworth and worked in the local area for many years. We are keen walkers and regularly use the routes around Charingworth, including those around Orchard Rise.

Often new houses are built that simply don't work and make one wonder how an earth they got planning permission. It was therefore a pleasure to watch this house taking shape and to see truly high quality workmanship, with care being taken to lay the stone in the traditional manner (without too much mortar showing) and in random courses rather than in straight brick-type lines that so many new houses favour.

The combination of ashlar stone in the middle section and rubble walling on the smaller wings of the house gives the house an organic feel and matches the traditional design of others in the village. And real stone roof tiles – a rarity these days– which are also reclaimed so that they immediately gave the house a venerable appearance. We were also very pleased to see the new dry-stone walls which we stop to admire on our walks past the house. Together with the tastefully painted sash windows, this house is altogether far better than we could have hoped for.

We were therefore most surprised to hear that the owners were facing action from the planning office because they had apparently used the attics to provide extra bedroom space and because there is basement under the house. We simply cannot understand why this would be a problem. The house sits on a large plot and is already a large building, so why should it be limited to the number of bedrooms, especially if these are within its roof-space? We thought that these days people were being encouraged to make us of such spaces.

Item 05  
15/02096/FUL





2/

We understand that the height of the house may have be raised slightly, but again cannot understand why this would be a problem, given the quality and design of the building. This was a fairly large house so a slightly higher roof doesn't seem to make much difference in the grand scheme of things. We would much rather see this house in place of the previous house and rather tatty outbuildings, which certainly did nothing to enhance the area.

The site on which the house sits had for many years been allowed to fall into a state of disrepair and it was a relief to see that finally someone is taking it in hand. The owners should be congratulated for the efforts they have made to build this house. ,which is a definite enhancement . We have yet to meet anyone locally who has anything but whole-hearted admiration and approval for the works being carried out.

A local family has built this house for themselves, so no doubt this accounts for the care and money that has apparently been spent on its construction. Both my wife, daughter and I look forward to seeing this house mature and meld into its stunning landscape over the next few years.

I am unable to attend this meeting and support this application in person and therefore request that this letter be distributed to the planning committee members.

With best regards

John Allen

Hem 05

Stephanie Ayres  
Orchard Rise,  
Charingworth Road  
Charingworth  
Ebrington  
GL55 6NR

12.08.2015

**TO BE READ/DISTRIBUTED AT THE PLANNING COMMITTEE  
MEETING OF THE COTSWOLD DISTRICT COUNCIL ON 19<sup>TH</sup> AUGUST  
2015**

**APPLICATION: 12/04267/FUL / 15/02096/FUL  
Orchard Rise, Charingworth Road, Ebrington, Chipping Campden**

I am writing to support the following amendments approved under permission 12/04267/FUL including the erection of a basement, insertion of rooflights and dormers, erection of an entrance porch, together with minor amendments and alterations to outbuildings at Orchard Rise.

-S

Louise Parsons  
Oxway  
Charingworth  
Chipping Campden  
Glos GL55 6NR

Hem 05

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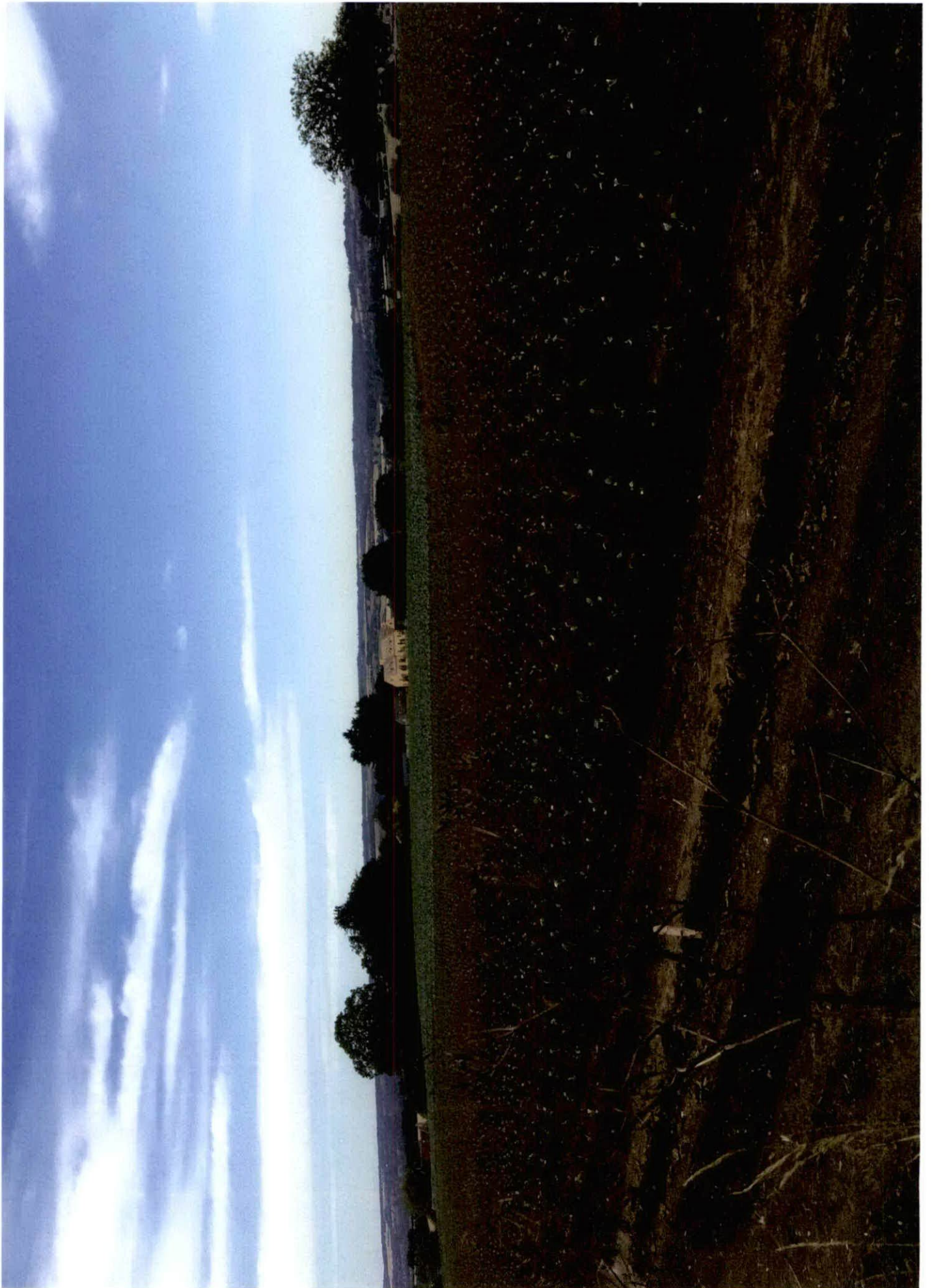
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**From:** Stephanie Ayres <  
**Sent:** 18 August 2015 12:02  
**To:** Martin Perks  
**Subject:** Re: 15/02096/FUL

Dear Mr Perks

Please see below copy of my email to you on 10 July which I requested should be attached to my planning application so that it was available for everyone to see.

If you could please attach it to the other documents now I would be most grateful,

Many thanks

Stephanie Ayres

On 10 Jul 2015, at 12:17, Stephanie Ayres <

wrote: \_\_\_\_\_

Dear Mr Perks

Ref: 15/02096/FUL

With regard to the above planning application, which is currently under consideration, I am writing to explain our motivations in converting the attic space and basement area during the building of our new home, rather than waiting until we were living there to do the conversions.

My family and I have lived in Charingworth for more than 21 years. I have 4 children, now in their 20s, and although some of them do not live at home now, I had hoped to provide them with their own bedrooms, so that they still considered this to be their family home. I applied for planning permission for a larger house in 2011 but, despite lots of local support, permission was not granted because the size of the house did not adhere to policy 22, which, as of course you know, is designed to protect the availability of affordable housing. I applaud the aim of this policy but it did seem to be a little illogical in the case of the house we wished to build, since the plot is in a desirable area and the cost of this alone, before factoring in any building costs, makes the affordability criteria moot.

Following our failed application, we later gained permission for a house, very similar in design but smaller than the first application, together with permission for a stable block, replacement of a dutch barn with a Cotswold stone barn, and a separate double garage block. Although this adhered to policy 22 in terms of relevant size and scale, the affordability aim was again moot. We planned to build the permitted house and to later convert the attic area to provide the additional bedroom space we needed. We understood that, under permitted development rights, apart from windows, planning permission would not be required for this conversion.

Item 05.

The site on which our house is built is sloping and the garden side is at a higher level than the front entrance and drive. We have spectacular views and therefore wanted to build the house at the higher level, which our permission allowed. There was quite a difference in height between the levels at the front and the back and, once we excavated the foundations, the void underneath the house, completely hidden from sight, seemed the perfect place to site our heating, pv, electricity and av equipment. As part of the new building regulations requires a sustainable heat source, we opted for a bio-mass boiler and pv panels. The equipment and plant for both these systems takes up considerable space, so this seemed logical, rather than requiring additional buildings to house them.

I am very keen on using reclaimed building materials both in terms of sustainability and because older materials give a more lived in look, rather than a brand new and somewhat homogenous appearance. I was lucky to source reclaimed sash windows, french doors, an oak front door, oak beams, old stone roof tiles and many internal features. The windows on our permitted planning permission were off-the-shelf Magnet casement windows, but I felt that the ~~reclaimed sash windows were a better alternative.~~ In order to match the local vernacular, we used local stone - ashlar and tumbled building stone - the latter of which has been laid in random courses rather than regimented brick type patterns. This took longer and was therefore a more expensive construction, but gives the house a more traditional appearance.

Since we knew that we wanted to eventually convert the attic, the construction was trussed to make this easier. However, our truss suppliers suggested allowing for future windows in the attic at this stage rather than cutting them out and rebuilding the roof at a later date. Because we were using reclaimed old stone tiles on the roof to the front of the house, the time taken to prepare and lay the tiles was extremely long and we began to dread having to revisit this all again in a few years when we converted the attic space. Not to mention having to re-erect scaffolding and partly dismantle the structure. Eventually we made the decision to put the windows in and, subsequently, to do the attic conversion whilst the house was being built, rather than at a later date.

We obviously didn't realise that this was going to be a problem, as we thought the fact that we wouldn't need permission if we did it later would mean that it wouldn't be considered too harshly. In accordance with permitted development guidelines on roof conversions, we made sure that the additional dormer windows and windows in the gables were all on the garden side, with just 3 small velux at the front of the house so that the road side face to the house remained largely unchanged. These velux are for light purposes only, as they are set too high in the roof to look out of.

During the build, the smallest gable on the house was also raised in height slightly, to match the height of the gable on the other end of the house. This was partly because the gable was constructed on site and in order to overcome some construction problems. The floor area of the roof space is not any larger as a

permitted scheme were much taller than the ones we actually built so that the overall height of the house, from its highest point, is virtually the same as the permitted house.

During the building process which was started in 2012 and is still ongoing, we have received support and encouragement from our neighbours and nobody has objected to the attic conversion. Most people are unaware there is a basement, since it is completely out of sight.

We are obviously extremely concerned and anxious to learn that you are not looking favourably on our retrospective planning application, mainly because the increase in usable space within the attic and basement puts us in breach of policy 22. I hope that explaining our motivation and our desire to build a really attractive house and to provide ourselves with a family home within a village we have lived in for so many years, may sway your decision. We do not feel that the changes we have made have done any harm to anyone and the fact that there have been so many letters supporting our application would seem to bear this out. We also hope that the materials we have used to build the house will be looked on favourably, as our intention was to go above and beyond in order to achieve the most attractive results.

We entreat you to reconsider your recommendation to refuse our retrospective planning application and meet with us to see if there are grounds for compromise. We are still confused why the conversions are considered to be such a serious breach because we did them during the initial building process.

In the meantime, we would be grateful if you could include this letter in the documents section of our planning application so that it is available for everyone to see.

Very best wishes

Stephanie and Stephen Ayres

HSM 05



AL  
Hem 07  
11/15/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100





HEM 07  
14/05/18/REM  
CD. 29/7/2/H.

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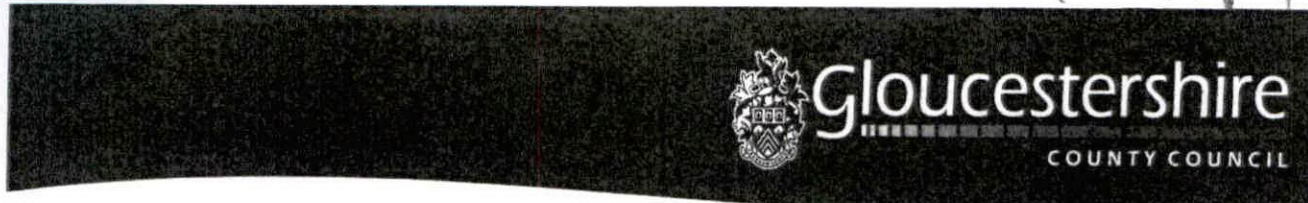


Hem 07

14/05/78/REM

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14105178 1KEM



Highways Development Management  
Shire Hall  
Gloucester  
GL1 2TH

Martin Perks  
Cotswold District Council  
Trinity Road  
Cirencester  
Gloucestershire  
GL7 1PX

Please ask for: Alison Curtis

Our Ref: C/2014/033154      Your Ref: 14/05178/REM      Date: 14 August 2015

Dear Martin,

**TOWN AND COUNTRY PLANNING ACT 1990  
HIGHWAY RECOMMENDATION**

**LOCATION: Land Parcel North Of Berrington Mill Easting 415937 Northing 239283, Station Road, Chipping Campden, Gloucestershire, GL55 6HY**  
**PROPOSED: Erection of 26 dwellings with access road, footpaths and associated works (Reserved Matters details relating to layout, scale, appearance and landscaping)**

The proposal seeks permission for the reserved matters for 26 dwellings with access road, footpaths and associated works pursuant to 13/02227/OUT. The point of access was determined at the grant of outline permission and is no longer a consideration, these comments relate to the internal layout as proposed in the revised plans.

Layout

It should be noted that it is not significant whether an estate road layout is to be offered for adoption or not, all layouts are required to *provide safe and suitable access for all, ... to accommodate the efficient delivery of goods and supplies, to give priority to pedestrian and cycle movement, to create safe and secure layouts which minimise conflicts between traffic and cyclists and pedestrians, ... to consider the needs of people with disabilities by all modes of transport.* (NPPF).

Drawing numbered P1067/102A illustrates the proposed site layout with annotations detailing footway and carriageway widths, visibility splays and junction radii are included. The layout is shared surface.

Swept Path Analysis

Item 07.  
14/05178/REM

Drawing numbered P1067/102A demonstrates an 11.51m long refuse vehicle traversing parts of the site, but with an oncoming estate car and with 0.5m clearance between vertical boundaries (to include other vehicles and kerbs).

#### Road Safety Audit

A Road Safety Audit and Designer's Response has been submitted, the RSA has identified an issue at the site access which has been accepted by the Designer and resolved.

#### Parking

Parking for the most part is on plot or close to plot with the exception of plots 1 – 10 inclusive. The layout of plots 1 – 4 is such that parking is to the rear of the properties but in order to access this parking residents have to drive past their front doors, this is likely to encourage on street parking. The layout now submitted illustrates that when on street parking occurs to the front of Plots 1 – 4 the refuse vehicle and other large vehicles can still pass. The parking for plots 5 – 10 inclusive has been removed from a car barn and provided as open spaces in the same location, the details of which are illustrated on drawing numbered P1067/102A. The number of parking spaces for these plots appears acceptable and was agreed in principle at the outline stage, visitor parking spaces are included.

Visitor parking for the larger plots can be accommodated on plot.

#### Recommendation

I refer to the above planning application received on 7th August 2015 with Plan(s) Nos: P1067/102A. I recommend that no highway objection be raised subject to the following condition(s) being attached to any permission granted:

Notwithstanding the submitted plans, the area shown in block paving on drawing numbered P1067/102A shall be shared surface with no delineations.

Reason: To ensure that safe and suitable access for all is provided and minimises the conflict between traffic and non-motorised users in accordance with paragraphs 32 and 35 of the NPPF and Policy 38 of Cotswold District Council Local Plan.

Yours sincerely,

Alison Curtis  
Development Co-ordinator

Hem 07

14/05178/REM (Reserved matters details relating to layout, scale, appearance and landscaping)

Comments from Mr and Mrs Davies, Fosse House, Station Road, Chipping Campden, GL55 6HY

Reviewing the layout

\*the layout is still tightly packed

\* referring to spot heights and floor levels indicates the new properties appear rather high in relation to those existing along Station Road – plots 5-10 and 23,24,25.

\*we have concerns about the planting schedule as some quoted species could cause problems with foundations in the future. The projected planting west to east, screening existing properties, includes prunus avium (wild cherry) and quercus robur (oak) which although native and pretty, have extensive root systems – personal experience!

\*there is no detail given for the drainage from this site which is within a short distance of the River Cam.

\*we note the traffic survey on the B4035 ( Station Road) was conducted at 10.25 am . This takes no account of high volumes of traffic and pedestrian movements at school times and other busy times of the day. We have concerns for pedestrian safety.

17<sup>th</sup> August 2015

Planning Services,  
Cotswold District Council  
Trinity Road  
Cirencester  
GL7 1PX

Dear Sir/Madam

**Item 10, Planning Committee Agenda – 19<sup>th</sup> August 2015**

**Proposed Development at The Old Police Station, Moore Road, Bourton-on-the-Water**

I am writing in support of this application to comment on the objections that have been raised, matters that have been comprehensively addressed by the Case Officer in the report.

**Parish Council**

Objection is raised by the Parish Council on grounds of overdevelopment in terms of parking, access and manoeuvring. However, the proposal provides an adequate number of parking spaces and the scheme demonstrates that they can all be provided in a way that vehicles can enter and leave the site in a forward gear, a matter accepted by the Highways Authority. There were more parking spaces for the Police Station.

The Parish Council is also concerned at room sizes but inspection of recent planning decisions elsewhere in Bourton-on-the Water confirms that the rooms proposed here are larger. Together with the absence of policy, combined with Building Regulation requirements, this is not a sustainable objection.

So far as development beyond the existing building line is concerned, one of the attractive features of Cotswold settlements is the variety in frontages rather than rigid adherence to a building line, which result in monotony. The proposal will be consistent with the informality and represent an enhancement to the street scene.

**Third Party Objections**

A number of matters have been identified in the Committee Report and these are addressed as follows:

- 1) **Access visibility** – The Highways Authority raised no objections to this proposal which would represent a decrease in the number of vehicle movements from the previous use as a police station as well as a reduction in the number of parking spaces. There is no technical objection to the visibility, as confirmed by reference to 'Manual for Streets'.
- 2) **Parking** – Adequate parking is provided within the site as referred to within the Committee Report. The proposed number of spaces exceeds the Council's requirements.

Item 10.  
15/02/2015/FUL

- 3) **Increase in Traffic/Noise** – Again, the proposed use will probably generate less vehicle movements than when the site was operational as a police station/house with its 11 parking spaces and vehicles entering and leaving the site throughout the day and night. I would also add that this site is next to a very large car park, beside the community clinic and Moore Road along the other side and so the overall noise environment is not quiet.
- 4) **Sewage/drainage** – The Water Authority have raised no objections to sewage infrastructure capacity.
- 5) **Loss of Light to Neighbour's Windows** – The neighbours have inserted secondary windows on their boundary with the application site. One of these is obscure glazed and the other has blinds that are usually closed. As the Officer states, there would be no adverse loss of light to the property.
- 6) **Overlooking** – The proposal has been carefully designed to prevent overlooking of neighbouring properties and their gardens, a matter also recognised by the Planning Officer.
- 7) **Impact on the AONB** – The application site is located centrally within Bourton-on-the Water and the proposal would have no adverse impact upon the landscape of the AONB, which National Guidance says should be conserved.
- 8) **Overdevelopment** – The application proposes the conversion of and small extension to the existing building to provide one additional dwelling and the erection of two small holiday units within the rear garden. Again, the Officer's report describes this proposal as modest with acceptable amenity areas and considers that it does not represent overdevelopment, a view shared by the applicant.
- 9) **Noise during construction** – There is bound to be some noise and disturbance when construction works are taking place, as there would be in any development scheme. However, this will not last long and is not a realistic basis for objection to a scheme such as this.

## Conclusions

In view of the above, the proposal would not cause harm to residential or visual amenities and would be in accordance with the content of the Cotswold District Local Plan. It would also make a small contribution to the supply of housing, as required by the NPPF and be wholly in character with the area in which it is located.

Accordingly, I would commend the Planning Officer's comprehensive report and request that planning permission is granted, subject to the imposition of the conditions suggested.

Yours faithfully

Colin Rowland

Item 10.  
15/02/2021/for  
CD.3048/10.

# PROPOSED EXTENSION, 2 WOODLANDS COTTAGES, WESTONBIRT

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 Large scale drawings to have preference to small scale drawings.  
 Dimensions for fixed items are to be checked on site prior to manufacture.

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 CHECKED BY: JCB

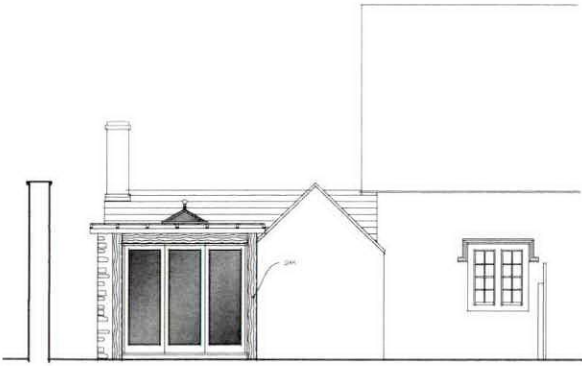
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 APPROVED TO PLANNING ORDER 2015  
 APPROVED TO CONSTRUCTION REGULATIONS 2014



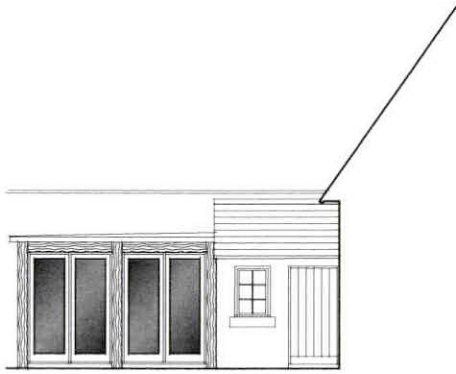
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SOUTH EAST ELEVATION 1:50



NORTH EAST ELEVATION 1:50



NORTH WEST ELEVATION 1:50

Items 13 + 14 - 15/07/15

**PRELIMINARY**



Client: MR & MRS C. CLOVER

Project: PROPOSED EXTENSION & ALTERATIONS, 2 WOODLANDS COTTAGES, WESTONBIRT GL8 8QE

Drawn: PROPOSED ELEVATIONS

Scale: 1:50	Sheet: A1	Drawn: CB/JF	Date: JUN 15
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Drawing No: 4159/52

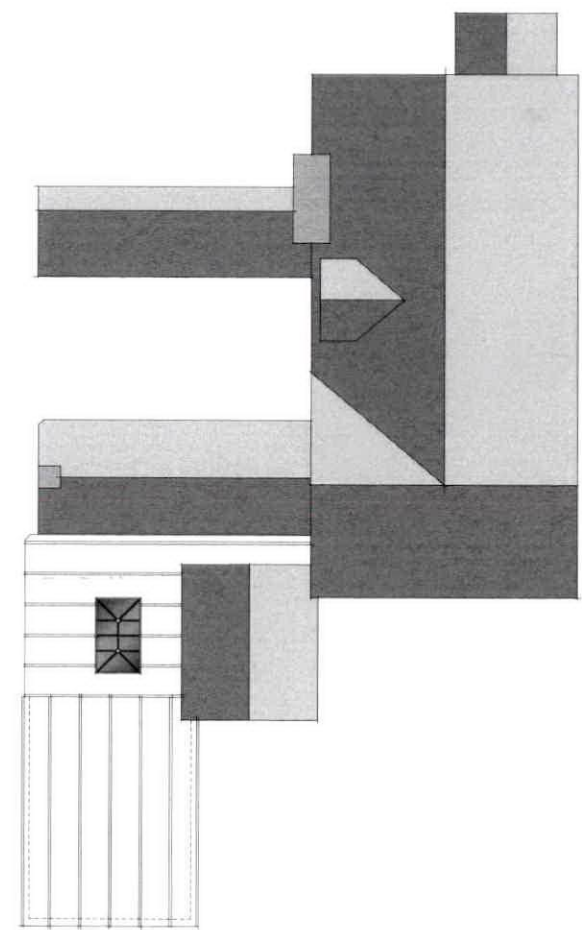
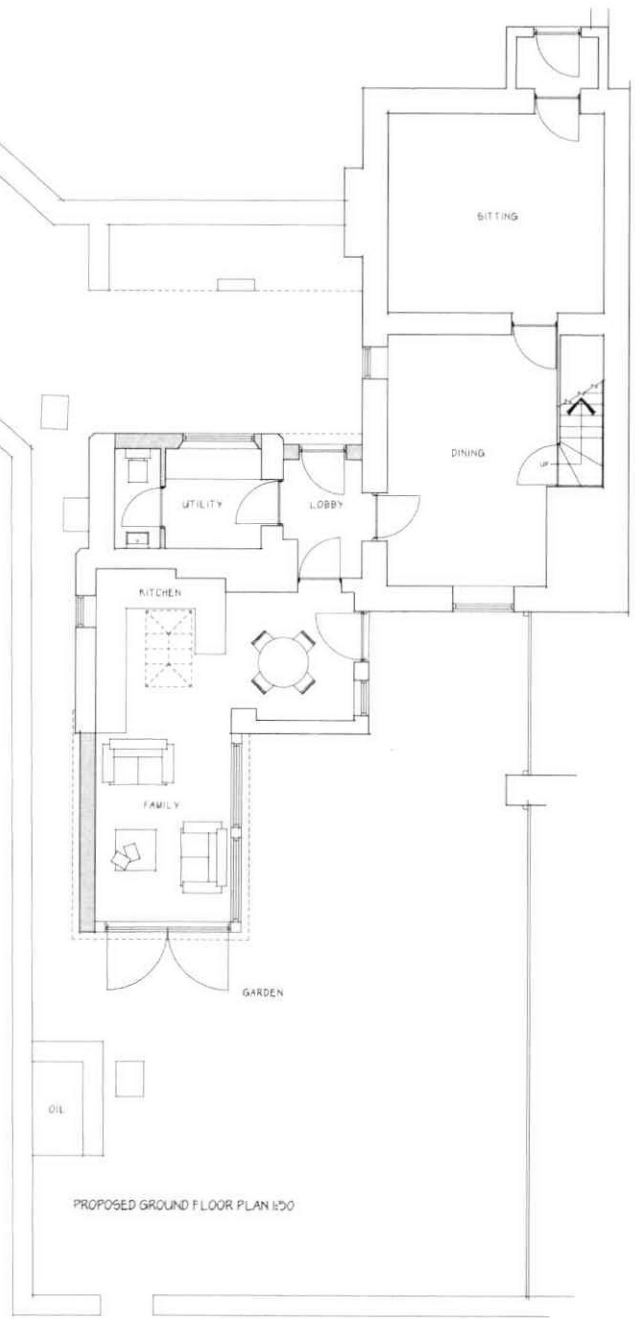
Revision: C



# PROPOSED EXTENSION, 2 WOODLANDS COTTAGES, WESTONBIRT

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1. APPROVED BY PLANNING COMMISSION	2. DRAFTS
3. APPROVED BY PLANNING COMMISSION	3. DRAFTS
4. APPROVED BY CLARK & MASLIN	4. DRAFTS



Handwritten notes in blue ink:  
 Home 13 + 14  
 15/07/04/FUL  
 C.T. 90006 +

**PRELIMINARY**

**CLARK MASLIN**  
 15, THE STRYKER, 40 FLEMING STREET  
 WESTONBIRT, GLOS. GL8 8JF  
 TEL: 01452 820111 FAX: 01452 820112  
 WWW: WWW.CLARKMASLIN.CO.UK  
 Planning Architecture Conservation

Client: MR & MRS C. CLOVER		
Project: PROPOSED EXTENSION & ALTERATIONS, 2 WOODLANDS COTTAGES, WESTONBIRT, GL8 8QE		
Drawing: PROPOSED GROUND FLOOR PLAN & ROOF PLAN		
Scale: 1:50	Date: A1	Date: GB/JF JUN 15
Sheet No: 4159/51	Rev: C	