

PLANNING AND LICENSING COMMITTEE

9th September 2015

ADDITIONAL PAGES

ADDITIONAL PAGES - CIRCULATED TO MEMBERS BY POST

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

Additional Representations on Schedule Items

Pages 1 - 7

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PLANNING AND LICENSING COMMITTEE

9th September 2015

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	15/01048/FUL CT.1479/R	Case Officer - To assist Members, please find attached copies of the site plan and new buildings previously approved for the extant equestrian use of the site, permitted under ref. 12/05670/FUL.
04	15/02733/FUL CT.7047/P	<p>Highways Officer - No objection subject to conditions</p> <p>One Additional Letter of Objection - This repeats the writer's previous comments which have already been summarised.</p> <p>Parish Council – Additional Statement – Please see attached.</p> <p>Officer's Assessment - The Government issued a revised 'Planning policy for travellers sites' in August 2015, which now states that the policy for Travellers will only apply to those "who lead a genuine travelling lifestyle". This means that any application for a permanent site, including caravan sites, by someone who does not travel will be considered in the same way as an application from the settled population.</p> <p>In addition, it states that if a local planning authority cannot demonstrate an up-to-date 5-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission. However, an exception is where the proposal would be within designated areas including: -</p> <ul style="list-style-type: none"> • Green Belt; • sites protected under the Birds and Habitats Directives; • sites designated as Sites of Special Scientific Interest; • Local Green Space; • an Area of Outstanding Natural Beauty; • within a National Park (or the Broads). <p>The policy states that inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.</p>

		<p>Whilst the amended national policy is noted, the decision to grant the temporary planning permission in December 2014 for the development of two pitches at this site was compliant with national and local planning policies in effect at that time. The current application, therefore, has to be considered on the basis of the amendments to the approved layout that are proposed.</p>
05	15/01923/FUL CT.8358/B	<p>Case Officer - i) Following queries raised regarding the agricultural land quality of the application site, the applicant has commissioned an independent review, prepared by Reading Agricultural Consultants (RAC), of the earlier-submitted Agricultural Land Classification (ALC) Report. A copy of the full report has been circulated to all Members of the Committee in advance of the Meeting, and the applicant's agent summarises the conclusions as follows:-</p> <p>"The report's introduction re-iterates the agricultural land grading classification process and how RAC intend to examine the findings from the earlier submitted report:</p> <p>1.1.4. Agricultural land in England and Wales is graded between 1 and 5, depending on the extent to which physical or chemical characteristics impose long-term limitations on agricultural use. The principal physical factors influencing grading are climate, site and soil which, together with interactions between them, form the basis for classifying land into one of the five grades.</p> <p>1.1.5. Grade 1 land is excellent quality agricultural land with very minor or no limitations to agricultural use, and Grade 5 is very poor quality land, with severe limitations due to adverse soil, relief, climate or a combination of these. Grade 3 land is subdivided into Subgrade 3a (good quality land) and Subgrade 3b (moderate quality land). Land which is classified as Grades 1, 2 and 3a in the ALC system is defined as best and most versatile agricultural land.</p> <p>1.1.6. In order to assess the findings of the LRA report critically, RAC has re-analysed the available data from the survey in the light of the MAFF revised ALC guidelines.</p> <p>The report continues to reevaluate the original base-line data and descriptions.</p> <p>In conclusion the report concludes that the findings of the earlier submitted ALC report are accurate and complete.</p> <p>3.1.1. This review of the LRA Agricultural Land Classification (ALC) report of land off Witpit Lane has found that the survey was undertaken in accordance with the established methodology for classifying the quality of</p>

agricultural land. The density of observations made was in accordance with the recommendations set out by Natural England, and will give an accurate depiction of the typical soil profiles found across the site. Moreover, the soil profiles described in the LRA report are directly comparable with the descriptions of the broader soil type mapped by the Soil Survey of England and Wales at the site, which includes two variants.

3.1.2. The dominant soil type is poorly drained with clay topsoil over a poorly permeable clay subsoil. These profiles are affected by a significant soil wetness and workability limitation and are of poor quality Grade 4. Profiles affected by droughtiness are of severely restricted depth and therefore have limited available water capacity. As described in the LRA report, they are confirmed to be downgraded to Subgrade 3b on soil droughtiness.

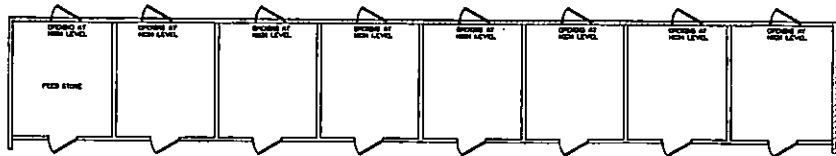
3.1.3. This review has therefore found that the classification of agricultural land off Witpit Lane in the LRA report has been carried out to the appropriate methodology and is an accurate reflection of the quality of agricultural land at the site.”

ii) Following further consideration, officers recommend that the Biodiversity condition (top of page 140 of the Schedule) should be amended to read as follows:-

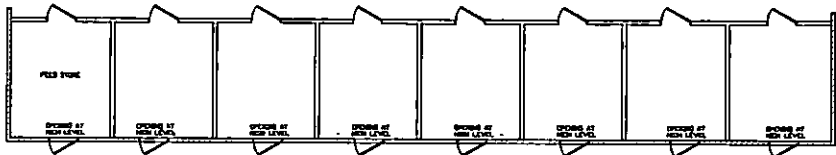
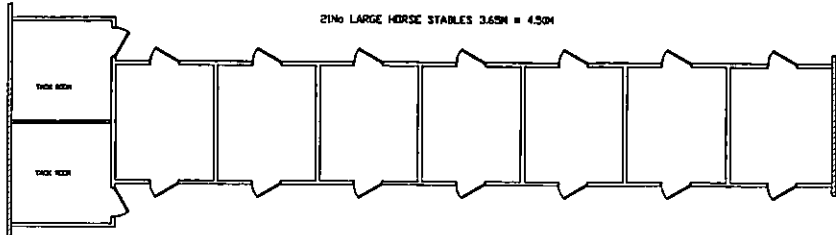
“The development shall be undertaken in accordance with Habitat Management Plan produced by avian ecology Version 2 dated 29.07.2015. All of the proposed mitigation and enhancements must be installed within the first planting period after construction and retained thereafter.”

Additional Third Party Comments – Further, we should like to add that if permission is granted, conditions similar to other schemes are imposed, namely:-

- (1) Construction cannot start until all details including battery specifications and locations are approved.
- (2) Construction traffic shall be excluded between the hours of 18:00 and 07:00.
- (3) If the panels are not supplying energy to the grid, or are unserviceable for a period of 6 months, then they are removed.
- (4) Inverters shall not be permitted to run between the hours of 22:00 and 07:00.



21 No LARGE HORSE STABLES 3.65M x 4.50M



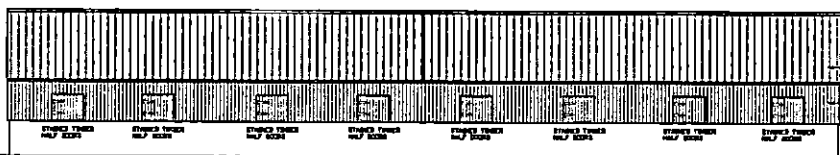
INDOOR RIDING ARENA

EXTERNAL YARD

EXTENSION TO EXTERNAL YARD

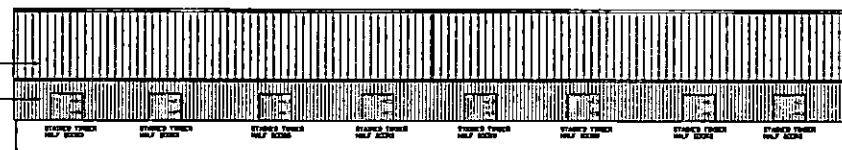
PROPOSED PLAN

Team 01
15/01049/2016

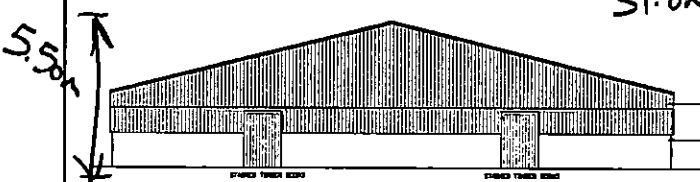


PROPOSED EAST ELEVATION

31.0m

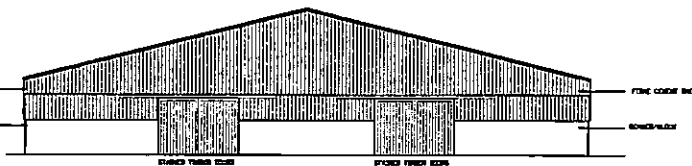


PROPOSED WEST ELEVATION

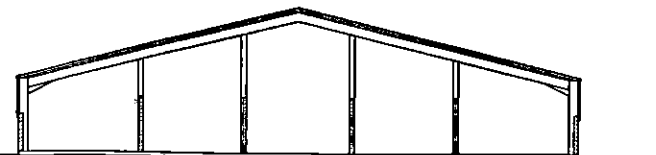


PROPOSED NORTH ELEVATION

21.0m



PROPOSED SOUTH ELEVATION



PROPOSED SECTION

UNITS 5 SKETCH PROPOSALS

REMOVE EXISTING INTERNAL PARTITIONS
CONSTRUCT NEW PARTITIONS AND DOORS TO FORM STABLES
CHANGE EXTERNAL DOOR POSITIONS



BAGENDON DOWNS FARM, CIRENCESTER
PROPOSED EQUESTRIAN CENTER
UNIT 5 PROPOSED SKETCH PROPOSALS

SCALE 1=200
PROJECT No 02509/6

A.G.BUILDING DESIGN
DESIGN and SURVEYING
Bekynton House
East Horrington
Wells
BA5 3EA
01749 675418

15/01049/2016

Coberley Parish Council

Supplementary Submission 4 September 2015

Planning Application 15/02733/FUL: Land Parcel opposite Windmill Farm, Hartley Lane, Leckhampton Hill, Coberley, Gloucestershire, - Variation of conditions 2, 7 and 10 of planning permission 14/02614/FUL to revise the site plan, layout, foul drainage, landscaping and external lighting

Further to its main submission on 17th August 2015, Coberley Parish Council wishes to ensure that the attention of Members of the Planning Committee is drawn to the revised Planning policy for traveller sites, August 2015, which has recently been issued by the Department for Communities and Local Government, but has not been referred to in the case documentation for the Committee meeting.

In particular, Paragraph 27 of the revised policy imposes the same degree of protection to the AONB as was formerly only given to Green Belt and makes clear that the lack of an up-to-date 5 year supply of deliverable sites does not override this protection:-

If a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permissions. The exception is where the proposal is on land designated as Green Belt; sites protected under the Birds and Habitats Directives and / or sites designated as Sites of Special Scientific Interest; Local Green Space, an Area of Outstanding Natural Beauty, or within a National Park (or the Broads).

9 There is no presumption that a temporary grant of planning permission should be granted permanently. For further guidance please see:
<http://planningguidance.planningportal.gov.uk/blog/guidance/use-of-planning-conditions/whatapproach-should-be-taken-to-imposing-conditions/> (paragraph14)

This reinforces the case for refusal of this application.

Coberley Parish Council

4th September 2015

7 Item 04.
15/02733/FUL
CT-701/71P