

PLANNING AND LICENSING COMMITTEE

11th November 2015

ADDITIONAL PAGES UPDATE

DISTRIBUTED AT THE COMMITTEE MEETING

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

Additional Representations on Schedule Items

Pages 16 - 23

PLANNING AND LICENSING COMMITTEE

11th November 2015

ADDITIONAL REPRESENTATIONS ON SCHEDULE ITEMS

Item	Ref No.	Content
01	15/03215/FUL CT.2609/Y	Email from Watermoor Ward Member – Please see attached dated 7 th November 2015.
02	15/01020/OUT CD.2581/H	Copy of Email from Applicant sent to Committee Members - Attached One further letter received - Comments in summary are - i) Yes there is a need for houses for the less well off and working people of Blockley and surrounding areas. ii) There is no need for new houses as country retreats for well off city dwellers. iii) There is no need for new houses to be built for letting as holiday businesses. A few years ago a local newspaper reported that there were 100 such houses already in Blockley. iv) I say yes to affordable houses for people of slender means already here or coming to work here. No to excessive profiteers and those who buy to use as holiday lets or country retreats.
03	15/03546/FUL CD.9514	4 Letters of Support received - i) I am writing to express my support of the mobile phone mast erection, from a business point of view this could be invaluable as at the moment when we have clients calling we are missing a number of calls as we have no mobile reception. It is really difficult to explain to clients in this day and age that we do not have this capability. I feel it will also improve day to day workings, and enable the use of systems where by you need GPRS signal. I cannot express how important I feel this is. ii) I would greatly value the erection of this phone mat as we have virtually no mobile signal in the village and it would be a huge help both personally and on a business footing as I run my business from home. iii) I am hugely supporting this development, as I currently rent a nearby horse livery yard, where the signal is terrible. I get extremely worried in an emergency that I will not be able to contact a vet, ambulance, next to kin etc.

		<p>iv) As a local businessman and also running a cross country course the patchy phone signal causes many problems. Modern businesses rely on mobile communications. We run fun rides and on occasions horses/riders have had accidents and have been unable to get a signal to call for help. People also try to phone for directions and cannot always get a signal. For both safety and economic reasons an improvement is vital. As a small rural population the present government initiative to cover 'not spots' is essential as it is very unlikely a commercial business will do anything to help use.</p>
04	14/00188/FUL CD.0411/S	<p>An Additional Third Party Letter has been received - Objecting to the design of the rear elevation of the building as it is not in keeping with the Cotswold Design Code (too much glazing), and stressing that the Highways Officer should not directly compare the likely traffic movements generated by the proposed development with the former use because the former use did not operate in the evenings or on weekends which is when there is likely to be more obstruction due to parked cars.</p>
05	15/03052/FUL CT.4203/2/K	<p>Case Officer - Additional conditions are recommended as follows to those already listed on pages 144-148 of the Schedule:-</p> <p>No demolition or construction works shall be undertaken at the site before 0730 on weekdays and 0800 on Saturdays nor after 1800 on weekdays and 1400 on Saturdays, nor at any time on Sundays or Bank Holidays.</p> <p>Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Council Plan Policy 5 and the National Planning Policy Framework.</p> <p>Prior to the development being brought into use, surface water attenuation/storage works for the extension/dwelling hereby permitted shall be provided by the installation of a functioning water butt(s) (minimum capacity 200 litres) in position(s) to be agreed by the Local Planning Authority. The water butt shall thereafter be permanently maintained in working order in the agreed position unless an alternative siting is approved in writing by the Local Planning Authority.</p> <p>Reason: To enhance water conservation and as a precautionary measure to reduce the possible increased risks of flooding associated with water runoff.</p> <p>Case Officer - The Environmental Health Officer has confirmed that, whilst no objections are raised to the proposals, she is in the process of finalising conditions to ensure appropriate control over noise, external lighting and odours. Consequently, the Officer Recommendation is amended to Delegated Permission subject to the receipt of final comments of the Environmental Health Officer.</p>

07 & 08	15/03075/FUL CD.8481/G & 15/02289/FUL CD.8481/F	Broadwell Parish Council – Please see attached dated 7 th November 2015.
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Lesley-Jane Weaver

Subject: FW: Documents are ready for Planning and Licensing Committee on 11/11/2015-
ADDITIONAL PAGES

Importance: High

From: Jenny Lynda Hincks
Sent: 07 November 2015 14:34
To: Julie Phelps
Cc: Jenny Hincks (external)
Subject: Fwd: Documents are ready for Planning and Licensing Committee on 11/11/2015

Dear Julie

Having looked at the planning applications for next Wednesday planning meeting at CDC, I wondered if it is to late to put the following comments in regards to the planning application at Colt Cars.

Unfortunately due to being in hospital I am unable to attend the meeting but if possible could this statement be read out as ward Councillor.

This application had been withdrawn last year due to officers recommendation to Colt Cars that it might be situated on another area of the site that would not adversely affect the residents whose properties it overlooks.

Lighting, which is on 24 hours affects sleeping patterns of residents and the noise and the visual and environmental impact cannot be ignored

The residents are aware that racking is needed, but I am unsure why it cannot be sited away from the houses as recommended by officers last year.

I hope that the committee will consider these issues whilst making their deliberations.

Cllr Jenny Hincks
Cllr Watermoor Ward

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Item 01
15/03215/FUL.
CT.2609/y.



PROPOSED NEW HOMES IN BLOCKLEY

CALA Homes is proposing a high quality development of 23 residential dwellings (including 11 affordable homes) on land off Draycott Road in Blockley, which will be sensitively designed to be in keeping with the local area.

The outline application also incorporates substantive areas of public open space and enhanced public footpath connections into the centre of the village. Significant amendments have been made to our outline application (since our original submission in March 2015) following a comprehensive review of all consultation responses from both statutory consultees and local residents. This briefing note will explain how the development proposals have evolved accordingly and identify the community benefits the development proposals will facilitate.

BACKGROUND TO THE SITE

The Cotswold District Council Consultation Development Strategy and Site Allocations Document (January 2015) identified 17 settlements capable of supporting housing growth. These settlements were selected on the basis of their social and economic sustainability. Environmental sustainability considerations then helped to determine an acceptable scale of development for each settlement.

Blockley has been identified as one of the 17 settlements capable of supporting housing growth and, as such, has been cumulatively draft allocated net 51 dwellings for delivery over the plan period. The 2.22 hectare site in question in the north-Eastern edge of Blockley has been draft allocated for 22 dwellings. This is based on an indicative figure provided by Cotswold District Council's most up-to-date SHLAA. However, the Planning Policy Officer for Cotswold District Council confirmed in a written response to CALA's planning application that there was an error in the original calculation and that the draft allocation should be increased to 24 dwellings. The outline application has accordingly been amended to 23 homes.



OUR PROPOSAL

Our original planning application was for the redevelopment of the site to form a total of 33 homes. However, the application has since been subject to further public consultation and amended in the following ways:

- A reduction in the number of homes from 33 (including 16 affordable homes) to 23 (including 11 affordable homes) – a number which is in accordance with the draft allocation in the emerging Site Allocations Document and equates to 50% of the proposed homes
- A reduction in the development density from 15 dwellings per hectare to 10 dwelling per hectare
- A significant increase in the provision of Public Open Space for community use (most notably in the eastern field of the proposed development site)
- A commitment to provide bungalows adjacent to the existing properties most closely related to the site
- A redesign of the pedestrian footpaths into the site to be more 'rural' in nature and more effectively follow the pedestrian desire lines into the centre of the village
- A commitment to off-site works to improve the existing public footpath on the opposite side of Draycott Road (adjacent to the proposed access), improving accessibility into the village centre
- Enhancement of the visual approach towards Blockley along Draycott Road (to compliment the Cotswolds Area of Outstanding Natural Beauty and provide a 'transitional zone' between the edge of the village and the open countryside beyond)



Artist's impression of the proposed scheme looking across the eastern field


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Mem 02 15/01/20/OUT CD.258114

COMMUNITY BENEFITS

In addition to much needed private and affordable housing for local people, the contribution from the development proposals will facilitate numerous community benefits (as demonstrated in the below infographic):





23 New Homes including
11 Affordable Homes

The Economic and Community Benefits of the Proposed Development at Little Shoe Broad, Blockley

The proposed development of 23 new homes offers the opportunity to stimulate economic growth, help reduce the impact on local authority budget cuts and assist in meeting Catswold District Council's housing need. CALA has commissioned independent research, which concludes that the development will create:

01 CONSTRUCTION BENEFITS

02 EXPENDITURE BENEFITS

29 Jobs
Direct Employment
(estimated to create 29 temporary construction jobs per annum or 48 person-years of construction work over the 20 month period of the build)

44 Jobs
Indirect/Induced Employment
[44 'spin-off' jobs could be supported in the supply chain and in local businesses per year of construction]

£4.3m
Construction Value
[estimated total cost of construction]

£705,000 GVA
Economic Output
[expected additional GVA per annum from direct and indirect jobs]

£115,000
First Occupation Expenditure on goods and services to make a house 'feel like home' a proportion of which would be captured locally

£534,700
Estimated Gross Resident Expenditure [per annum]

4 Jobs
Total New Retail and Leisure FTE Jobs supported by increased resident expenditure

£11,600
Estimated New Expenditure in Blockley shop and cafe [per annum] plus additional expenditure at local pubs

04 LOCAL AUTHORITY REVENUE BENEFITS

£194,700
New Homes Bonus Payments to LPA [over a 6 year period]

£31,800
Additional Council Tax Revenues [per annum]

£172,157
Community Infrastructure & Other Planning Obligations

BROADWELL PARISH COUNCIL

2 The Old Chalet, Station Road, Bourton on the Water, Glos. GL54 2ER

7th November 2015

Planning Committee CDC,

Unfortunately due to pressures of work Broadwell Parish Council are unable to send a representative to your planning committee meeting to be held on Wednesday 11th November. The Council would ask that the following comments are read out to the committee with regard to the two planning applications at The Old Quarry, Broadwell; of retrospective erection of an agricultural muck store & erection of general purpose building for the use of animal lairage and associated fodder storage.

Broadwell Parish Council objected to both of these planning applications at the time comments were invited. The Council remain very concerned over the size and appearance of the structures, which they consider to be disproportionate to the site itself. The site is prominent on the ridgeline in both a conservation area and AONB. The Council is also concerned that the contradictions in Access Statements and the nature of the construction itself strongly suggest an opportunistic development, in pursuit of a dwelling in the future. Furthermore the Council has no evidence of the site being used for the stated purposes and would ask the question what evidence has the applicant supplied as to its use as agricultural lairage? Parishioners are particularly unhappy at the fact that numerous concerns have been raised over a number of years about the very large unauthorised and unplanned structure that has been constructed on the same site, with no action or enforcement activity from the Planning Department. Finally some parishioners have questioned whether the applicant actually owns some of the land, at the boundary, on which the Muck Store has been constructed, and if this indeed the case suggest a notice to the actual owner may not have been completed.

The Council would particularly highlight that we believe it would be unsafe to consider any subset of the four outstanding planning applications for this site in isolation. To do so, without giving due consideration to the overall picture and the history of the site, is, in our view, highly likely to lead to an unsafe decision. Furthermore, we would strongly encourage the committee to conduct a site visit before coming to a conclusion: the nature and prominence of the site are extremely important context to this application.

Debbie Hunt.
Parish Clerk.

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07 + 08.
15/03075/FUL CD. 8481/G
15/02289/FUL CD. 8481/F.