

PLANNING AND LICENING COMMITTEE

9TH DECEMBER 2015

ADDITIONAL PAGES UPDATE

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GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

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PLANNING AND LICENSING COMMITTEE

9TH DECEMBER 2015

ADDITIONAL REPRESENTATIONS ON SCHEDULE ITEMS

Item	Ref No.	Content
01	15/01020/OUT CD.2581/H	<p data-bbox="608 510 975 539">Two objections received -</p> <p data-bbox="659 577 1469 775">i) 'I note that the next meeting of the Planning Committee is on Wednesday, 9th December. I am writing again to you because I am very concerned that my previous objections to the development of the Little Shoe Broad site in Blockley appear to have not been taken into consideration.</p> <p data-bbox="754 813 1369 842">I beg you to reject Cala Homes' application.</p> <p data-bbox="754 880 1497 1249">CDC has made much of local consultation and you have had an overwhelming response from Blockley residents, who almost unanimously have told CDC that they do not want any larger-scale development. They want to see infill before any further encroachment onto green field sites in this AONB. To disregard their views would be heinous. We have already seen 10 houses built in various sites in the village (as infill) over the past couple of years, so it is virtually certain that 60 homes will be built within the given timescale without any recourse to larger development.</p> <p data-bbox="754 1288 1497 1619">Rejecting Cala's application will mean that this very special village can be allowed to grow more gradually, in line with the villagers' expressed wish that any development in this village is small scale. Other developers are waiting to see the outcome of your decision and they won't wait long before they start their applications. Our best protection is for you to reject the Little Shoe Broad development. I implore you to look beyond this one application and see the wider picture.</p> <p data-bbox="754 1657 1497 1921">If you agree to Cala's application then I can only deduce that you are not prepared to protect the AONB and the wishes of the villagers are secondary to those of a national housebuilder. To give planning consent will fly in the face of local democracy and begin the process of ruining this lovely part of the Cotswolds. Its future is in your hands on Wednesday - please, please do not let us down.'</p> <p data-bbox="608 1989 1430 2087">ii) 'Last week I was horrified to see a young mother wheeling a push chair in the road on the blind bend a few yards from the proposed site. The pavement there is too narrow for a mother</p>

		<p>walking a child to school, let alone with a push chair. This is a road that is a lorry rat run from the Fosse Way to bye pass Moreton in Marsh. PLEASE, PLEASE do not risk lives by adding to this traffic.</p> <p>At the last meeting councillors were impressed by the village's strength of feeling and we sincerely hope that, since that field is so close to being part of the conservation area, they will see fit to reject this application. With so many large developments in the area already providing thousands of homes, this small little field really needs to be spared'</p>
02	15/03546/FUL CD.9514	Sevenhampton Parish Council – Please see attached.
03 & 04	15/02289/FUL CD.8481/F & 15/03075/FUL CD.8481/G	<p>Statement from Councillor Beale – Please see attached.</p> <p>Broadwell Parish Council - Is the business as successful as claimed?</p> <p>Have the LPA had the livestock movements substantiated by an outside agency?</p> <p>What is the environmental impact of the slurry?</p> <p>What would be the impact of the borehole on the water course and are suitable licences in place to control this?</p> <p>The site boundary differs to that shown on the 2012 planning application.</p>
05	14/03884/FUL CD.0479/J	<p>Two objections received -</p> <p>i) 'We already have 250 new houses being built on the edge of our lovely village and I think we have committed enough arable land to this cause. The houses in question are also encroaching onto AONB land which makes them more unjustifiable, apart from issue of the wildlife which habitat this area. Also the houses have much higher roofs than those adjacent and they will not blend into the surroundings.'</p> <p>ii) 'My objections to the proposed planning at granbrook garage ref 14/03884/ful are, this proposal is encroaching onto aonb land. Once this happens as this site has already confirmed it is accepted that aonb is to be built on. The proposal is not in keeping with the surrounding developments nore will it enhance the aonb. In the village there are already 250 houses passed for planning so our needs have already been met. The main road through mickleton with the new development at meon vale and the new hoses in the village will not cope. In particular outside the post office and village shop already congested. The school is already full and I am not aware of how they propose to cope once the 250 houses have been built. The applicants haven't consulted the adjoining properties at all. I would like to point out that contrary to the application where it states plot 7 does not lie across the bottom of 92 cedar rd. It</p>

		actually lies at least 3 quarters of the way along the bottom of the garden and as the ridge height of the garage is approximately 6 metres and the ridge height is 7.54 metres of 92 the garages will completely enclose the garden of 92.'
06	15/04549/FUL CD.2288/S	Principal Neighbourhood Services Officer - Has no objection to the application.
07	15/01348/FUL CT.8347/A	Letter from existing objector who is unable to speak at Planning Committee – Please see attached.
08	15/02829/FUL CD.2846/B	<p>Four additional letters have been received since this planning application was called into planning committee. Three letters reaffirm concerns previously raised which are covered in the case officer's report whilst one is from the applicant which addresses an error in the case officer's report.</p> <p>The applicant has pointed out an error in section 8(e) of the case officer's report which addresses highway safety. Vehicle deliveries would not be one every other day as stated in the report. The design and access statement states there would be a maximum of 11 vehicle deliveries over the 18-week period that chicks are reared (closer to one every other week), which is the same number of deliveries when the existing building was in use.</p> <p>One letter of objection laments the amount of time between the application being called into the planning committee and the meeting itself.</p> <p>Two other letters of objection reiterate the concerns raised to noise, smell and flies that would be generated by a replacement poultry building. The letters also reiterate concerns regarding Heavy Goods Vehicles (HGVs) using Hoo Lane which is narrow and unsuitable for such vehicles. Concerns are also raised about the size and design of the proposed building in a prominent location adjacent to a public footpath.</p>

15/03546/Rec.

Martin Perks

To: Martin Perks
Subject: FW: Planning application 15/03546/FUL

From: Di Cook [mailto:parish.clerk@sevenhampton.org]

Sent: 06 December 2015 17:02

To: Sue Jepson; Abigail Beccle; Alison Coggins; Tony Berry; Ray Brassington; Sue Coakley; Patrick Coleman; Robert Dutton; David Fowles; Mark Harris; Stephen Hirst; Juliet Layton; Mark MacKenzie-Charrington; Tina Stevenson; Robin Hughes

Cc: Lesley-Jane Weaver

Subject: Planning application 15/03546/FUL

Re: Planning Application 15/03546/FUL

Dear Sirs,

I wish to bring to your attention the outcome of Sevenhampton Parish Council's meeting held on 18th November 2015 with regard to the above planning application, so that you and your colleagues may be fully aware of the Parish's stance.

Following discussion "it was proposed and voted upon that the Council oppose the application and that in support thereof Cllr. Cook write a paper on alternative technologies which can be submitted at the next Planning Committee meeting on Dec 9th." The proposal was carried. It was also noted in the minutes that "Cllrs Cook and Day will attend the Cotswold District Council's Planning Committee meeting with Cllr Day representing the Parish Council".

Councillor Cook's paper on alternative technologies is now complete and I attach a copy for your retention. If you have any further queries, please do not hesitate to contact me.

Yours sincerely,

Diana Cook
Clerk to Sevenhampton Parish Council

'Quietways'
Whitehall
Near Sevenhampton
Cheltenham
Glos. GL54 5TL

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Hem 02.
15/03546/FUL
CD. 9514.

Application 15/03546/FUL Erection of 23m lattice mast at Nash Barn, Sevenhampton.

Sevenhampton Parish: post Mobile Infrastructure Project (MiP) - the alternatives.

I have been asked by Sevenhampton Parish Council to explore current alternative solutions to the problem of inadequate mobile telephone coverage in the Parish.

It is hoped that this information will inform the Parish Council of strategies and technologies that may bring about its aim of bringing better mobile telephone coverage to the Parish.

Over the past three years mobile telephone technology has evolved and now there are less environmentally invasive solutions to the problem of mobile phone reception. These utilise both new and existing technologies and do not necessitate the construction of tall masts for microwave backhaul.

New technologies now available can bring mobile phone reception to everyone in the Parish, a result not possible with the Nash Barn mast which would have left a number of 'not spots', especially in Sevenhampton.

There are three tiers of help suggested to bring improvement.

1. Self-help improvements to mobile performance using available technology.

Information has been circulated to every home in the Parish about ways in which mobile reception can be improved especially inside the home. Simply having a better mobile phone can help. Some phones have much improved antennae and thus reception. Comparisons of the reception of different phones are available on the internet.

There are 'Apps' available to facilitate the use of Wi-Fi which sends a signal to the 'phone e.g. BT's 'Smart Talk' and O2's 'Tu Go'

In addition there are Femtocells for home use. In telecommunications, a femtocell is a small, low-power cellular base station, typically designed for use in a home or small business. The O2 'Boost Box', Vodaphone 'Sure Signal, and EE 'Signal Box' are devices readily available, sometimes free. Femtocells plug into the broadband router to use the high speed broadband connection. In my own home the inclusion of an EE 'Signal Box' has resulted in a dramatic improvement. Where there was rarely a signal we now have 3G. Our broadband download speed is only 3Mbps yet the technology works.

In some cases simply switching to a different provider can bring better reception and Ofcom produces detailed maps of mobile reception from different providers.

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2. Improvements to the existing mobile networks.

The four main mobile companies are being asked to provide information about their current provision. There are many locations within the parish where there is clear line of sight to one of the existing microwave backhaul towers, either at Cleeve Hill or at Foxcote. However, seeing these masts does not always result in a mobile signal and the reasons for this need to be explored. Research has shown that these masts are not operating at maximum power and the directional nature of their output requires attention.

3. New Technologies

Whilst tweaking our present systems can and will bring marked improvements for individuals, we still need to address the lack of mobile reception whilst out and about in the parish. New technologies are now available.

As there is fast fibre broadband in most of the parish, provided by BT (Fibre to the Cabinet) and soon in some locations by Gigaclear (Fibre to the Property), we can forget the mast and base station and use the fibre optic cables in the parish. This is exactly what Minchinhampton (and 11 other communities in the UK) have done recently and rather than have a 23m mast, they have 38cm micro-cells located on telegraph poles or buildings. The Minchinhampton solution is part of a programme initiated by Vodaphone but multi-provider solutions are equally possible. Microcells can have a range up to 2km and it is feasible that a small number of these could provide a mesh of cells that would cure our present not-spots.

If a mast is required for a microcell network it will be small and easily concealed and does not need to be up on a ridge like the Nash Barn mast.

We do not necessarily need to rely on the provision of fibre broadband.

EE's Cumbria trial is using a system from New Hampshire-based Parallel Wireless which will connect more than 1,500 rural communities by the end of 2017. The rural micro network technology will give 3G and 4G to rural areas. It doesn't rely on any wired broadband, and can connect communities of around 100 homes with just three or four base stations which are far smaller than base stations used at present.

EE says it will achieve this through new micro network technology that wirelessly connects small mobile antennas to a suitable macro site without cabling. This simplifies the process and improves the economics of connecting hard-to-reach areas. The first micro network installation is in the 129-home strong village of Sebergham, in Cumbria, between the Lake District and Carlisle. EE will soon merge with BT and this, it is predicted, will bring about expansion of new technologies to extend mobile coverage.

In Australia a system called SERVAL has been developed that requires no masts at all. It relies on mobile phones providing a mesh network. This system at present requires a large number of phones for it to operate but it is still being developed and it is claimed that it could eventually provide mobile reception in very remote areas. It is currently being evaluated in parts of the US.

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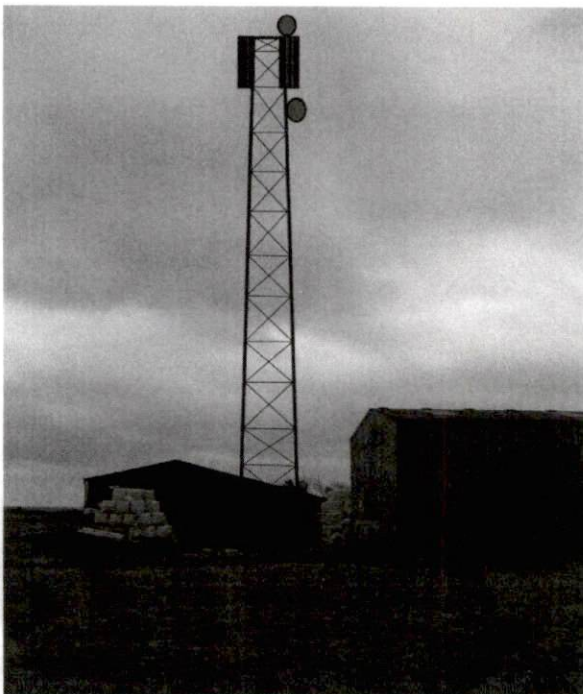
The point being made is that technology now exists to deliver mobile phone coverage to the parish, indeed to rural areas in general without the need for huge masts raising their heads above our AONB. A 23m lattice mast at Nash Barn will not provide a solution for all and the harm it would do aesthetically plus the (unmeasured) noise nuisance from it are unacceptable and far outweighs any benefits. The parish wants better mobile phone reception and knows this can be achieved without a scar on the landscape. This application should be rejected.

The Minister for Culture and the Digital Economy Ed Vaizey has already indicated, via Geoffrey Clifton-Brown our MP, his support for local solutions to this problem. The Parish Council, in conjunction with Chedworth and Withington parishes, will be pursuing suitable local solutions and applicable technologies.

Cllr. Tex Cook

Sevenhampton Parish Councilor

03/12/15



Impression of proposed 23m
Microwave Mast (to scale) at Nash
Barn.

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15/03546/FUL
CD. 9514.

**WARD MEMBER'S STATEMENT FAO MEMBERS OF THE PLANNING
COMMITTEE for MEETING WED 09 DEC '15**

SCHEDULE NOS 03 and 04 THE OLD QUARRY BROADWELL

I apologise that I am not able to be present at the Meeting due to Doctor's orders following an operation on 25th November but I hope the following comments will assist your deliberations.

Members have now had the opportunity to visit this site and I am grateful that they elected to do so.

The Committee is today considering again the Applications 15/02289/FUL, retrospective erection of an agricultural Muck Store and 15/03075/FUL, erection of General Purpose building for a Lairage, both at The Old Quarry, Broadwell. This single statement is to address both Applications.

I have had the benefit of a visit to the Old Quarry on the 21st November at the invitation of the owner and Applicant, Mr Edward Gilder. I was accompanied by Mr Tony Leonard who is the Chairman of Broadwell Parish Council.

Mr Gilder points out that his family has considerable history and connections with Broadwell village. He stated his intent to maintain

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15/03075/FUL CD. 2431/G

good and neighbourly relations with the residents but I did suggest that he would be well advised to make formal Applications for developments to his property rather than to take preemptive actions which serve to increase controversy.

Mr Gilder was prepared to speak about his business, saying that they now do little work on the Continent, that his large truck/trailer activities are concerned with shipping loads long distance within the UK and that the Old Quarry is used for local, small scale operations.

Under such circumstances, a larger Lairage may be required but we have not been given figures to prove the point. The same consideration applies to the Muck Store and whilst there may be a legal requirement for such a structure, it has apparently not been necessary during the last three years. In addition, this building has been erected to cover ground (a former entrance) which was not claimed in the 2012 Application as being part of this site.

Questions therefore remain.

I appreciate that only these two Applications are before you today and I am informed that unusual pressures on the Planning Department have delayed reports and recommendations on the two further Applications for this site which remain outstanding. I submit, however, that CDC must find a means of assessing the property as a whole. Members who have now visited the Old Quarry will have seen the substantial building already in place which is described as a Permanent Workers' Dwelling

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15/02289/FUL CD.81481F
15/03075/FUL CD.81481K

(15/03931/FUL) and which is being presented as a necessity for the management of much increased agricultural activity on the site. But even if we had proof of the projections in the Agent's paper, this building is in simple fact a house. I believe there is neither need nor desire for a permanent family residence on this land in the AONB.

To add further complication, the Applicant is applying to retain a Caravan (15/03100/FUL) but simultaneously volunteering his intent to remove it should Permission for the Dwelling be granted.

Thus, uncertainty continues to shroud this site and the owner's intentions for its future. Matters are further confused by the delay in receipt of Officers' reports and recommendations which have now been in process for nearly six months.

I therefore believe it would be of benefit to all parties - the Applicant, Residents, the Broadwell Parish Council and CDC - to defer the two Applications before you today until a later date by which Officers will have concluded their preparatory work on all four of the Applications which are so clearly interrelated.

I would be grateful for the Committee's support for this recommendation.

*Items 03 + 04
15/02289/FUL CD. 8481/F.
15/03075/FUL CD. 8481/G.*

Mrs. S .A. Brash
Demesne House
Settle Road
Newsholme
Clitheroe
Lancashire
BB7 4JF

RE; planning application ref 15/01348/FUL
Annex at 24 Chester Crescent

Dear Sir or Madam,

Unfortunately due to time and travel constraints I would have liked to address the meeting with regards to the above application but hope you will consider my concerns as stated in this formal letter of objection , similar to the objection I submitted online when the application was first put forward.

My concerns as always is the impact this development will have on the residents of 22 Chester St my Elderly and in very poor health parents who have lived at this address for the past 60 years and have seen many changes over their time but this one I'm afraid is causing them stress and worry , I'm afraid Mr Blackaller does not have the monopoly on sick elderly parents it's a worry for us all and their health and well being is always our concern. The continual statement that this will have NO effect on 22 Chester st is a complete fabrication as at the present time my parents kitchen and living room border the garage/garden area which in the normal course of a year would see these being used sparingly if not at all in bad weather but you now want to put a living accommodation there for possibly 365 days a year with noise and disruption to other residents .I also note but did not get notification at the time that the plans were changed on the 27th Oct to remove the kitchenette area (presumably to make it easier to acquire planning permission)so why is there still a sink/plumbing on the plans thus allowing easy installation of a kitchen area in the months to come , it also keeps being stated that this is not a separate dwelling which by its plans it most certainly is as it does not just allow access from the house but has its own front door onto the street so is TOTALLY separate from the house and with a fence down the middle of the large garden(a very easy job) it becomes a totally new property. This plan, however you want to look at it is a separate dwelling and NOT an annex otherwise you'd have no need for a roadside door way and I'm afraid with the major parking problems already in Chester st the last thing that's needed is more residents requiring parking. Although I am very sorry to hear about Mr Blackallers fathers health and his expenses I too must look to my sick parent's welfare and mental health, although I see from your web site you intend to just approve this development even though there's been objections, may I ask you to please think again about the other residents of Chester st and the disruption to them this building may have as it may also have many other uses if approved like a band practice room for Mr Blackaller fellow band members .

Thank you for your time
Sally Brash

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Item 07

15/01348/FUL CT0817/A.