

PLANNING COMMITTEE

10th February 2016

ADDITIONAL PAGES UPDATE

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

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PLANNING COMMITTEE

10th February 2016

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	15/01348/FUL CT.8347/A	Additional Third Party Representation – Please see attached.
02	15/01700/FUL CT.3955/W	<p>Amended Comments from the Centuria and Corinium Via Residents Association – Please see attached.</p> <p>Comments from Councillor Tarr Parish Councillor – 'Note: Although I shall not be present to make a submission to the Planning Committee, I nevertheless wish to bring to members' attention for the public record my opinion that this application should be REFUSED for the compelling reasons set out by the Chairman of the Centuria and Corinium Via Residents' Association in his submission to the planning case officer dated 6th February 2015'.</p>
03	15/02829/FUL CD.2846/B	<p>Officer Update – Recommend Delegated Permission subject to receipt of the further details requested in respect of Noise/Odour and the formal response of the environmental health officer. The environmental health officer has indicated that the submitted details should be acceptable subject to minor modification. The applicants have agreed to supply the additional information required.</p> <p>Subject to the satisfactory resolution of the above, it will be necessary to amend or add to the conditions requested.</p> <p>Third Party Representation – 'For the last few years since the old chicken shed was closed we have been gloriously free of countless flies, sewage smells and the rats have also departed.</p> <p>You don't need me to tell you that they all spread diseases and the thought of it all starting up again and this time doubled in quantity because of the enormity of the shed is daunting.</p> <p>I had always suspected that the sewage drains did not function fully leading to the stench.</p> <p>In addition Hoo Lane is not really an adequate road to take the enormous lorries which bring the feed and often they would run over the edges producing mud on the road and</p>

		<p>generally making things look uncared for. Not a welcome start/finish to the Cotswold Way.</p> <p>We are far enough away not to be bothered by the noise of ventilation but to those living near it must be a real trial.</p> <p>Farmers need to farm and chicken sheds are needed but surely they should be placed a reasonable distance from property and have good access'.</p>
04	15/04480/OUT CT,3452/B	<p>Officer Update – Having regard to residential amenity and Local Plan Policy 46, the layout of the proposed dwelling is a reserved matter and the layout shown on drawing number 23125/5/2015 REV.A (page 45 of the Agenda) is indicative only. For the avoidance of doubt, this drawing is for the approval of a dwelling in principle and the vehicular access only.</p> <p>The detailed plans submitted as part of any subsequent reserved matters application shall ensure that the adjoining properties are afforded reasonable privacy within their respective garden areas and within the properties themselves. The indicative layout is not deemed to be satisfactory in this respect showing the rear west-facing elevation in close proximity to the adjoining property 2 Park Way.</p>
06	15/04432/FUL CT.7047/Q	<p>Officer's Assessment - An amended plan has been provided addressing comments made by the Landscape Officer. Apart from amending the planting details, this has brought in the fencing by the northern stables by 4 metres to align with the fencing across the majority of the site.</p> <p>This plan has been included within the presentation.</p> <p>Amended Condition -</p> <p>The development hereby approved shall be implemented in accordance with the following drawing numbers: 01; 03-B and 04.</p> <p>Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.</p> <p>Landscape Officer (comments upon amended plan) -</p> <p>'With regards to the above site the plan has been revised as per my comments below:-</p> <ol style="list-style-type: none"> 1) Standard trees along the north-eastern boundary have been planted within the hedgerow. 2) The area of hard standing, adjacent to the north stables, has been pulled back as per the previously submitted plan and the hedgerow with trees now

		<p>continues along this section.</p> <p>The boundary and gateway adjacent to the south stables has not been amended to follow the same alignment as it was considered that the bank slopes too steeply to provide stable ground for fencing. The reason I recommended this was to prevent parking encroaching into the countryside, however, this is no longer a concern as the area is much too steep to provide a sufficient parking area.</p> <p>Following the updates to the landscape plans I do not consider that the character of the surroundings would be sufficiently altered to recommend refusal. To fully comply all works must be carried out as outlined in the plans'.</p>
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Mrs. S .A. Brash
Demesne House
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BB7 4JF

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

Dear Sir or Madam,

Although I am informed you have agreed in principle to allow this building be erected , nether less I feel I should still voice my objection to this development of a new build separate dwelling in a conservation area totally changing its history and look of the street also putting even more constraints on an already overcrowded street parking problem. Throughout this process it has been stated over and over again that this is not a separate dwelling which it clearly is, I see there has been changes to the type of door and reasons given why there should be a door on to Chester Street but a gate way onto Chester crescent would be just as suitable. I have found it difficult to find on your planning site any guide lines for building annex's but I did find the following on a .gov site with regards to annex's, so would you allow a new build in a conservation area to be built on its own merit.

2.10 Where an extension to the existing house is not practicable and it is proposed to convert and extend an existing outbuilding, planning permission will normally depend on the development providing a modest scale of accommodation. The purpose of this is to ensure the use of the building as part of the main dwelling. The construction of a separate building, as self contained accommodation, within the cartilage of an existing dwelling house will not be acceptable, unless a separate dwelling would be granted permission in its own right. Other proposals for ancillary residential use which are clearly incidental to the enjoyment of the property, such as a garden room or a gazebo, will be treated on their merits within the terms of the policy.

It should also be noted that this area does contain roman and other items as found on a dig at the property in 2003 as per this report so some of our history will be destroyed.

2/951 (C.23.N012) SP 02690158
GL7 1JR

24 CHESTER CRESCENT, CIRENCESTER

24 Chester Crescent, Cirencester, Gloucestershire

Rowe, M Cirencester : Cotswold Archaeology, 2003, 12pp, colour pls, figs, tabs, refs

Work undertaken by: Cotswold Archaeology

An archaeological evaluation was carried out at the site. Roman demolition debris was encountered and sealed by reworked dark earth and a modern garden soil. [Au(abr)]

Archaeological periods represented: MO, RO

I am sure that it does not matter what reasons that I give for not allowing this to be built as I'm sure it will be ignored but I strongly feel that this is just a back door way of building a new property in an area that would probably not be allowed in normal circumstances and be damned with the noise ,loss of privacy etc to the neighbours .I sympathise greatly with Mr Blackallers fathers health problems and age related problems which if are so great this will not be suitable anyway as 24 hour nursing care in hospital would be needed so what of the property then will it be split on the deeds and sold off only to have more planning applications put in to extend it and maybe add another floor etcvery easy with access to the main road and a sink area etc still showing on the plans allowing a couple of units be put in post granting of permission and you have a kitchen again. Anyway thank you for your time.

Sally brash

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Item 01
15/01348/FUL
CT.8347/A

10th February meeting of the Planning Committee: 32 Savory Way, Cirencester 15/01700/FUL: Submission of the Centuria and Corinium Via Residents' Association (CCVRA)

1. View of the Centuria and Corinium Via Residents' Association: The Residents' Association **OBJECTS** to this planning application in response to residents' concerns as having a harmful impact upon the visual amenities of the development that is not in keeping with the street scene.



Figure 1, Photos taken from South and West, 32 Savory Way (Current)

2. Reasons: The proposed outbuild of the existing 2.0 metre, extending an additional 2.5 metres by 0.9 metre and 1.0 metre extending by an additional 2.2 metres to, garden perimeter wall runs counter to the openness of the Corinium Via (Kingshill North) development in plans and design drawings submitted by the developer and approved by Cotswold District Council.

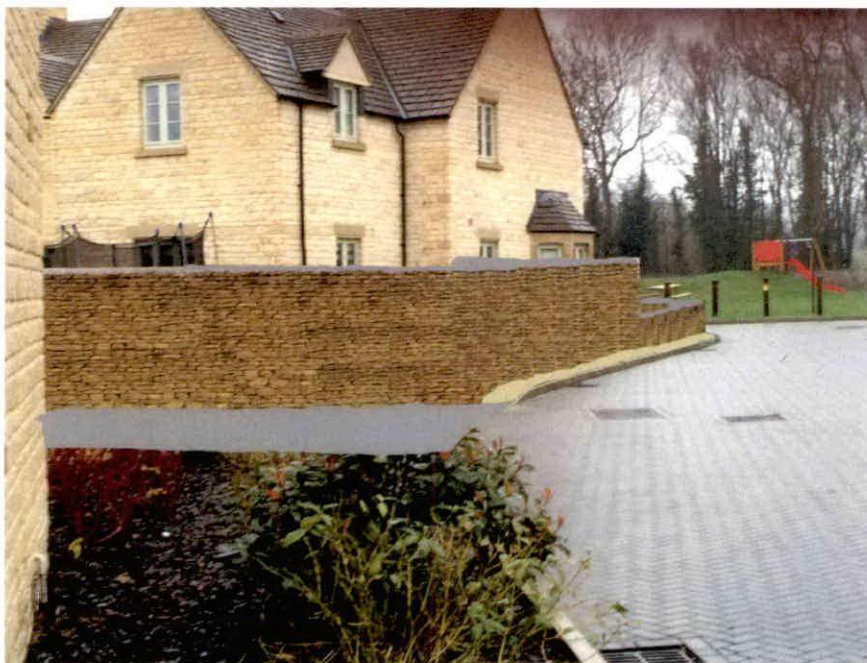


Figure 2 Computer Generated Image of Proposed Walls, South View

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These plans and design drawings were subsequently secured in Transfer Deed restrictive covenants applying to the development. Part 5, paragraph 3, states:

The Transferee covenants with the Transferor to bind the property and each and every part thereof for the benefit of the land remaining in the estate ... Not to erect any walls fences or other structures ... between any building of the Property and the Estate Roads.

It is understood that restrictive covenants are not a material consideration for planning purposes but this covenant clearly demonstrates the intention of the developer, and the acceptance of those intentions by the original purchasers and their successors in title, of the need to preserve the openness of the development. Moreover, should this application succeed, it would create an unhelpful precedent for others to follow in that there are a number of properties which own garden and grass verge strips for which they are responsible which lay between their perimeter garden walls and the estate roads but within the curtilage of their properties. Moreover, the siting of this large corner-detached 5-bedroomed property opens directly on to an extensive public open space and locally equipped children's play area for which retaining the openness of the street scene is of particular value to the Corinium Via development.

3. Related considerations: It is perhaps worth noting that, as recently as 7th December 2015, planning case officers REFUSED an application at nearby 96 Partridge Way (15/03338/FUL) on grounds that *The proposed ... fencing would encroach into the pleasant open green space which makes a significant contribution to the character of the area ... that would be out of keeping with the street scene ... that would have a harmful impact upon the visual amenities of the area ... contrary to Cotswold District Local Plan Policies 18, and 42 and the design considerations contained in Section 7, Paragraphs 56, 57, 58, 60 and 64 of the NPPF.*

4. Recommendation to the Planning Committee

To REFUSE this planning application as having a harmful impact upon the visual amenities of the development that is not in keeping with the street scene.

Paul Maidens

Chairman – Centuria and Corinium Via Residents' Association.

2nd February 2016

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Photographs attached (it is noted that photographs and/or computer-generated images to show the impact of the repositioned garden wall on the street scene have been omitted from the application – an omission remarked upon by Cirencester Town Council's Planning committee at its meeting of 2nd July 2015 namely: **Members declined to make a comment due to insufficient information.**

END

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19.

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