

PLANNING AND LICENSING COMMITTEE

8th June 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 AND LICENSING COMMITTEE

8th June 2016

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	16/00937/OUT CD.7315/B	<p>Petition of objection signed by 76 people received. Petition summary;</p> <p>'We believe that the continued urbanisation of Chipping Campden by large scale housing developments will destroy this Area of Outstanding Natural Beauty and contribute to traffic congestion and increased risk of flooding.'</p> <p>Ten bullet points arising from the doorstep discussions with local residents;</p> <p>- Complete conflict with the AONB Management Plan 2013-18 that has been produced by the Cotswolds Conservation Board (CCB) established in 2004 and has been endorsed by CDC.</p> <p>- This not a sustainable development and breaches key position statements of the CCB. There is no provision for increasing employment in Chipping Campden, as part of this application and preventing second home ownership. CCB states that where there <i>"is a high proportion of out-commuting, there should be greater restraint on new open market housing and additional encouragement for employment"</i>. The NPPF clearly states that sustainable development has to fulfil the roles of economic and environmental considerations not just the social need for housing. This application does not fully address the former two considerations because it provides no new jobs and damages the AONB and surrounding villages with increased traffic.</p> <p>- AONB "Planning permission should be refused for major developments in AONB's except in exceptional circumstances where it can be demonstrated they are in the public interest" Respondent's to the petition were interested to know what this public interest is as far as residents of Chipping Campden and even the residents of the Cotswolds as a whole is?</p>

	<p>- Section 85 of the CRoW Act 2000 confirms that it is a legal duty for a “relevant authority” to have regard to the purposes of conserving and enhancing the natural beauty of the area of outstanding natural beauty. (This duty applies individually to public servants down to Parish Council level, planning officers, statutory agencies etc who may be advising on the Neighbourhood Plan process).</p> <p>- The NPPF National Planning Policy Framework, Paragraphs 109/115/116 states the “importance of protecting natural & historic landscapes” and that “great weight” should be considered to conserving landscape and scenic beauty, and “refused unless there are exceptional circumstances” but there is a “presumption in favour of sustainable development” which is defined in economic, social and environmental terms. However this must ensure that any sustainable development “protects the natural, built and historic environment“</p> <p>- Page 20 of the <i>Governments Planning Practice Guide</i> states that this application is a “matter for the relevant decision maker taking into account the proposal and the local context”. This local context is significant due to the AONB designation and Chipping Campden’s important role as an international tourist attraction.</p> <p>-This application should be refused under LPR19 Development outside development boundary, subject to policy 19. Evans Jones state policy 19 is no longer “up-to-date” according to APP/F1610/A/14/2228762 but this is taken out of context and relates to other applications that have been granted not actual policy.</p> <p>- Radon is very high in this area and no provision has been made in the application to mitigate residents from this dangerous radioactive gas. Again the more suitable Polish Camp site has lower levels of radon and is better connected by road to major employment centres.</p> <p>- Although the application insinuates Chipping Campden may get a new doctors surgery near the site, it must be noted that this is not explicitly included in the application or financially provided for. The site is not suitable for the older members of Campden to walk to and should not be included in map form as support for this application.</p> <p>- Traffic – there would be an increase of vehicular traffic to Moreton railway station through Broad Campden/Paxford and also the poor B4081 through Mickleton to the congested Stratford river crossing. There is not a single A road in or out of Chipping Campden and</p>
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		<p>all B roads are narrow and of poor quality. The commissioned traffic report fails to look at these wider issues.</p> <p>Copies of two previous letters sent by Chipping Campden Town Council dated the 11th September 2013 and the 26th March 2015 are attached. These letters are referred to on Page 14 of the Officer report.</p> <p>Copy of Chipping Campden Town Council's Committee presentation.</p>
04	16/01418/OUT CD.6682/J	<p>Maugersbury Parish Council – Support: Please see letter attached dated 3rd June 2016</p>
06	15/04899/FUL CT.5679/C	<p>Illustrative massing drawing submitted by objector – See attached Viewpoint 1 dated 27th May 2016</p> <p>Response of Agent to illustrative massing drawing – see attached email dated 6th June 2016</p>
07	16/00340/FUL CD.9536	<p>5 further letters of support received that repeat many of the comments already received – summarised as follows:</p> <ul style="list-style-type: none"> • Building is currently in a poor condition and has previously been the subject of considerable investment and repair. It is a liability to the village and an eyesore. • There is a shortage of housing in the village, the sympathetic alteration and small conversion would enable a use more than the present shed. There is no current evident use. • The conversion would help towards funds for improvements to the church. • There would be no local detriment. <p>1 further letter of objection received 5th June 2016 – See attached</p>

16/00937/a/t

CHIPPING CAMPDEN TOWN COUNCIL

OLD POLICE STATION · HIGH STREET · CHIPPING CAMPDEN · GLOS · GL55 6HB



The Planning Inspectorate
Room 3/05a, Temple Quay House
The Square
Bristol
BS1 6PN

11th September 2013

Dear Madam,

RE: APP/F1610/A/13/2202439

INTRODUCTION

Chipping Campden Town Council wishes to object most strongly to this application

Since the applicant's previous appeal (APP/F1610/A/112/2173963/NWF) the applicant has applied again for planning permission a further 3 times. All the applications have been refused by Cotswold District Council, most recently an almost identical application to the one subject to this appeal, was refused on September 11th.

THE BADGERS FIELD SITE

Chipping Campden is a classic example of a Cotswold market town situated in the North of the District and in the Cotswold Area of Outstanding Natural Beauty (CAONB). It is often described as "The Jewel in the Crown of the Cotswolds", with its Cotswold Stone architecture, ancient and listed buildings and beautiful open green spaces. It is a tourist centre and its economy is to a large extent dependent upon sustaining tourism.

Badgers Field is a classic example of one of the superb open spaces beyond the Development Boundary on the perimeter of the town, with beautiful panoramic views and a much used footpath. Its attraction to tourists makes it a most valuable asset, whilst its qualities constitute an example of why tourists choose to visit the area. Loss of such an asset potentially damages the economy of Chipping Campden and in turn of the CAONB as a whole. Apart from its importance to tourism local residents have for generations enjoyed the footpath crossing the field and its beautiful open views.

The main issue is the effect of the proposal on the character and appearance of the area, including the setting of the Chipping Campden Conservation Area (to which it is adjacent) and the wider CAONB, having regard to the provisions of the development plan and other considerations.

Hence this is the essence of why the Town Council, the vast majority of residents, tourists (both from the UK and abroad), The Cotswold Conservation Board, The National Trust, The Campaign for the Protection of Rural England , the Campden Society and the St James Junior School all object most strongly to any development of this site. We believe that the local impact of the proposed development on the setting of the town in the CAONB would be devastating as it would destroy the critical open space views and have a detrimental effect on the character of the adjacent



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Conservation Area. The proposal therefore conflicts with Policies 7,11 and 15 of the Cotswold District Plan and saved policies S6 NHE.4 and NHE.6 of the Gloucestershire Structure Plan.

Further relevant and important criteria are listed below.

Saved policy 19 of the Cotswold District indicates that new open market housing development outside recognised settlement boundaries will not normally be permitted. In this case the settlement boundary has been drawn around three sides of the proposed site and thus excludes the site for development.

In addition, Planning Policy Statement 1 and Planning Policy Statement 7 advocate that new housing should be strictly controlled (paragraph 9) and the NPPF paragraph 115 states that in nationally defined areas the conservation of the natural beauty of the landscape should be given great weight.

Furthermore, Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment.

In order to assist in appreciating the above observations a series of Appendices illustrate in a pictorial manner the site and damage which would be caused by the development .

Appendix 1 shows an aerial view of the site with the much used footpath entering from the South, passing the Recreation Ground, the footpath entrance to the Junior School and then crossing over the field to the National Trust Coneygree area to the East.

Appendix 2 is a panoramic view from the entrance from the South including views of the Church, and the National Trust area showing Campden House ruins, the Banqueting Houses and Lady Juliana's Gateway. The quality of these views as can be seen is especially evident in Autumn and Winter when trees beyond the Eastern boundary lose their foliage.

Appendix 3 is the same view but with the super- imposition of an outline building line demonstrating the damaging impact of this application, obscuring about 2/3 of this panorama. Even though a modest movement of the boundary has been proposed in this application compared to that included in the previous Appeal the damage to the open space panoramic view is inescapable and once lost irretrievable.

Meanwhile, the negative impact of the current application on the Eastern entrance from George Lane (Appendix 4) is still to all intents and purpose the same and as serious as was particularly noted by the Inspector at the last Appeal and covered in detail in paragraph 20 of his report.

Similarly the views from the footpath crossing from the National Trust Coneygree area will be seriously impaired especially in Autumn and Winter when the deciduous trees are defoliated, (see Appendix 5 and 5a) even accepting the small movement in the Southern building line the fundamental problem still remains.

A further point that seems to need clarification is the somewhat misleading suggestion, that the site "is bordered on three sides by residential development". In practise, (as is illustrated by the photographs in Appendix 6), significant development only exists to the North . To the East is open countryside, to the South a solitary farm house and to the West two relatively high hedges adjacent to the George Lane path way, screening the two houses beyond. The Inspector in paragraph 19 confirmed that the claim to development on three sides was overstated.

It is also worth emphasising, when viewing from the footpath both Eastward and Westward, that the intervening row of Poplars in the adjacent field, apart from significantly opening up the vista from loss of leaf in Autumn and Winter have also recently experienced damage and uprooting in periods

of very high winds and this reduction in the tree line will further open up the vista and will mostly continue to do so in the reasonably near term.

Taking all the above into account it is very clear that the resulting damage to the landscape and views would be very serious and irreparable.

AFFORDABLE HOUSING STATUS AND LOCAL PLAN

With regard to the recent history of Affordable Housing built in the Chipping Campden locality somewhat erroneous statements have been made (suggesting zero build) which we believe must be corrected. In summary since 1999 there have been 56 such houses built in Chipping Campden and a further 108 in the immediate locality (for which Chipping Campden is the hub). This data is summarised in Appendix 7.

The Town Council and the community takes very seriously the need for further Affordable Housing and in response to a CDC request Chipping Campden has submitted a plan of several potential housing sites for inclusion in the CDC Local Plan and the SHLAA process. The plan is shown in Appendix 8 and demonstrates potential option sites for over 200 houses (without developing Badgers Field), compared to the target set us by CDC of 160 over 20 years. Meanwhile of the 160 work in progress exist for 34 dwellings leaving a balance of 126.

In addition on September 11th a site at Station Road (Berrington Mill) which was under consideration and discussed with the Inspector at the time of the last Appeal has now been submitted and approved by CDC for a total of 26 dwellings, which when added to the 34 in progress implies we have the equivalent of 7.5 years supply against the 160 target for 20 years. Of further importance, one of the other sites in our submission, on Aston Road, is owned by the County Council and we understand that they have submitted this site for inclusion in the SHLAA. This, we believe, could sustain at least 100 houses and hence if this site alone were to be progressed the net balance of the 20 year target would be met and still maintain a buffer of around 70 houses in our remaining two options which we anticipate are also realisable.

In conclusion, therefore, irrespective of the status of the District's forward provision of potential building land we believe that Chipping Campden has generated a very healthy programme to meet its responsibilities in this area and Badgers Field is not required to meet this target.

BADGERS FIELD PROTECTED OPEN SPACE APPLICATION

Mindful of the historic very high level of objection by our residents to development of Badgers Field the Town Council deemed it was appropriate to reflect that view and to commence proceedings in order to have the site registered with open space protection status.

In consequence two initiatives were undertaken;

1. We included Badgers Field in our submission to CDC for incorporation in their Local Plan as a proposed special protected green area as under paragraph 76 of the NPPF (see Appendix 8).
2. We instigated an informal consultation of residents (form as shown in Appendix 9) which was delivered to all the houses in the town. The result to date from this survey is that from 1954 electors a total of 616 votes were cast of which 98% (602) were in favour of proceeding with the designation of the site as a special protection green area. Only 14 local residents were in favour of some form of development. Also, interestingly, quite unprompted we received communication from a further 103 non-residents who wished to offer their support, and these were from all corners of the UK and even from as far away as Spain and Ireland. This establishes beyond reasonable doubt the clear wishes of the resident local population. Furthermore, the non-resident response supports our commitment to the

assessment that Badgers Field is a unique and highly valued asset which is of direct importance to our tourists and hence our economy. The widespread and uniform response from the resident population is shown in Appendix 10.

ACCIDENT RISK TO PEDESTRIANS

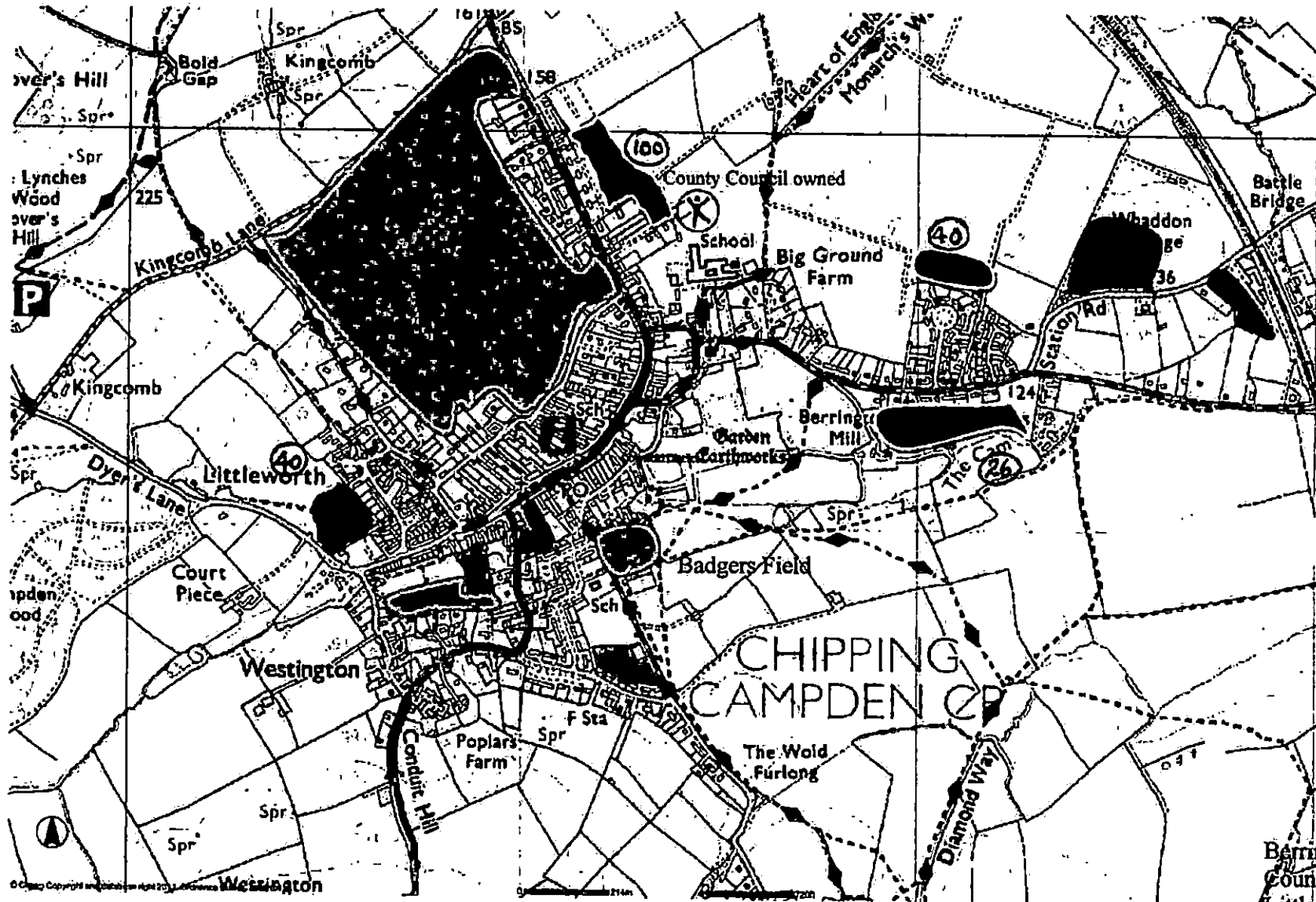
Our final objection relates to serious risk to pedestrians and in particular our children in the immediate vicinity of the proposed entrance from George Lane. This lies immediately adjacent to the footpath used by both pedestrian schoolchildren accessing the back entrance to the St James Junior School and also pedestrians and of course many children using the same route when accessing the Recreation Ground immediately adjacent to the school. We are extremely concerned by the inevitable increased risk of accident especially to the many children using this route that must be increased by the introduction of a further road on the junction and substantial increase in traffic flow. The route is already used by many lorries undertaking deliveries to the back entrance to the shops in the High Street. Demonstrating this real risk, only this week a lorry lost control on the junction and carried on into a wall on the corner. This crash and adjacent footpath are shown in the accompanying photographs Appendices 11 and 12.

In conclusion we would ask that this appeal be dismissed.


Yours sincerely

Joanna Ellis
Town Clerk,
Chipping Campden Town Council


APPENDIX 8 Chipping Campden Town Council submission to CDC for housing and other development ,
for inclusion in Local Plan



ITEM 01 - 16/00937 (OUT)

Housing  206 Total v 160 CDC Target

Light Industrial 

Parking 

Protected Open Space 

Berrington Mill	26
County Council	100
Littleworth	40
North Station Road	40
Total	206

CHIPPING CAMPDEN TOWN COUNCIL

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Martin Perks
Planning Department
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

26th March 2015

Dear Martin,

In addition to its objections submitted on-line to CDC's Planning website, the Town Council (TC) wishes to support its objections to planning application 15/00419/out for the Land at Aston Road by reference to relevant sections of its response to CDC's draft Local Plan.

These policies were widely supported by a public vote at our exhibition and public meeting for CDC's Draft Local Plan and now form the basis of our draft neighbourhood plan.

Chipping Campden is a beautiful Cotswold market town with a unique character, history and culture. It is often credited with being one of the most architecturally important small towns in the country and quite naturally residents of the town value this most highly and wish to protect these unique qualities for the benefit of many future generations.

The TC chose not to challenge CDC's determined house build target for the town of 208 dwellings over 20 years (to 2031) during the public consultation period. There is however, a strong body of opinion, shared by the TC that this figure is excessive and should even now be contested in the context of real and justified demand. In other words the house build target number is seen as much more a "supply" than "demand" driven approach. The current number of houses already committed against the 208 target we have estimated at 93 leaving a balance of 115.

The first significant point of contention from the TC perspective is the CDC proposal (Settlement Strategy 6 item 1) to dedicate housing development solely adjacent to the Aston Road and also to reject all other sites that had previously been under discussion in the earlier SHLAA analysis and in part recommended by the TC. In addition CDC's proposal in its draft local plan for 114 dwellings on the CC 23 (Aston Road) site plus 13 on CC 40 (Barrels Pitch, Aston Road) results in a total build of 127 (significantly IN EXCESS of the 20 year balance).

An additional net 20 houses have also recently been approved for the Barrels Pitch School site (CC 48) thence generating a potential of 147 total solely on the Aston Road.

The other likely long term outcome is that this programme would be very "front end loaded", which raises serious concern of the risk of additional major build programs in later years, propagated by



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policy and/or Government change and a consequential far bigger programme than currently envisioned or permitted by the Local Plan.

Quite separate from the likely and highly undesirable excess long term build concern indicated above there are at least four criteria in the National Policy Planning Framework (NPPF) which support rejection of the largest site (CC23). These factors then constitute part of an evidence based response from the TC. The relevant NPPF issues upon which we object to the draft plan approach and site CC23 in particular are as follows:

Para. 116 contains a presumption against "major" development in the AONB. When contrasted against the size of Chipping Campden (1200 houses) we cannot believe that around 100 houses (or even the 90 proposed in 15/00419/out on one site (an increase of 8 %) would not be judged as "major" and therefore is unacceptable unless there are exceptional circumstances (see below).

Para 112 clearly guards against development on ... "the best and most versatile agricultural land". Natural England (the recognised Authority on this) subdivides and grades "the best and most versatile land" ... as Grade 1 (Excellent), Grade 2 (Very good), Grade 3 (Good to moderate). The preferred lower Grades for development are Grade 4 (Poor), and Grade 5 (Very Poor). The Natural England data for the Chipping Campden locality immediately illustrates that all land around the town lies in Grades 1, 2, 3...ie "best and most versatile".. with Grade 1 being dominant. We contest the ascertain in the applicant's soil report that the land at Aston Rd is grade 3b.

Para. 112 demonstrates that development in our area should in general be discouraged.

The Aston Field site CC 23 specifically appears on the map as Grade 1, further adding weight to rejection of the site for development and we contest the ascertain in the applicant's soil report that the land at Aston Rd is grade 3b.

Paragraph 8.100 of the draft Plan states and we wholly agree that "Chipping Campden arguably has the highest quality townscape of all the conservation areas in Cotswold District ,together with a fine landscape setting within the AONB"Pursuant to this it is very clear that the safeguards and guidelines included in the NPPF are of enormous significance in the Cotswolds and of greatest significance in Chipping Campden. Thus paras. 109 and 115 of the NPPF put great weight on "protecting and conserving the landscape scenic beauty and wildlife.... in the AONB". The Aston Field (CC23) site is on very open farm land and is visible from a range of directions. A large development on this site would dramatically and irreparably damage the landscape and it should thus be rejected. Photographic evidence is provided showing the serious impact of visibility in the AONB.

Para.117 further endorses protection for wildlife...stating "planning policy should promote the preservation, restoration and re-creation of priority habitats....and protection and recovery of priority species".... Hence both para 115 and 117 are very clear on this subject. Site CC23 is recognised as a local habitat for the endangered British bird the skylark and it is believed to be a nesting ground. Surveys have been initiated to confirm this situation. Supporting the degree to which the skylark is endangered the RSPB reports "In the UK the population halved during the 1990's, and is still declining. In the preferred habitat of farmland, skylarks declined by 75% between 1972 and 1996". A major development of the farmland on the Aston Fields site would completely

destroy the resident skylarks' natural habitat and as clearly supported by paras.115 and 117, we must surely resist committing such permanent damage to our natural heritage. Suggestions that the skylarks would return at a later date once they have deserted their habitat is we understand totally erroneous. It is no accident that Vaughan Williams in his superb musical composition The Lark Ascending celebrated the wonder of this most beautiful English bird. We must do all in our power to resist its further decline.

Having established a robust evidence based case (supported by paras 109,112,115,116 and 117 of the NPPF) for rejection of the Aston Field site the TC formulated its first policy conclusion which states

CC STATEMENT 1:

We should not be developing large sites of typically 100 dwellings anywhere in the vicinity of the town because this will totally spoil the character and unique qualities of the town and its surrounding environment.

Furthermore as a much preferred alternative strategy, we concluded that development in Chipping Campden over the next 20 years should be phased and of an "organic" nature and based on a series of more discrete sites of a smaller size (eg. 30 dwellings and less). We believe that such an alternative approach can still meet the target build over the 20 year programme but is much more appropriate to minimize serious damage to the image character and natural heritage of the town and its immediate environment.

We maintain that this policy is of such crucial importance that it should be adopted and imbedded within the Local Plan documentation with reference to Chipping Campden. This second resulting policy can be summarised as:

CC STATEMENT 2:

We believe that housing development in Chipping Campden should be of an organic nature spreading the development over the 20 year plan period and based on a number of discrete, small and medium sized sites of no more than 30 dwellings, hence limiting the damage caused to the image, character, natural habitat and traffic conditions of the town and its immediate surroundings.

We mentioned above that para.116 restricting development of major sites in the AONB would only be admitted in "exceptional circumstances". The most obvious example of exceptional circumstances would be lack of alternative option sites that are or could reasonably become available within the 20 year horizon. We believe that such potential option sites are eminently realisable as will be shown below. This point of course underpins our extreme concern that the CDC draft Plan chose to reject other sites that had been proposed in the SHLAA process.

At this stage of our examination of the Draft Plan we revisited the SHLAA proposed sites and chose to focus on six of the listed sites purely as options with no prioritisation. This was also then totally aligned with our CC STATEMENT 2 shown above and we propose appropriate housing numbers for these option sites as listed below. We would note that in paragraph 8.102 of the draft Local Plan, whilst the 2014 SHLAA is mentioned absolutely no reference is made to or explanation given of why

the significant list of other option sites is ignored. We believe that is a serious omission when we are looking forwards for over a 20 year period which subsequent examination in public is likely to consider unsound. A strategy to develop by phased organic growth to meet the target over this period and with a rigorous policy to limit the size of such sites seems totally appropriate and realisable.

The option sites we propose are:

Barrels Pitch (CC40 (included already in the draft plan)	13
Packing Station (CC43) (with relocation)	30
Back End Stables (CC 38a)	8
The Leasows (CC44)	30
Cricket Ground (CC41) (with relocation)	30
Aston Fields (CC23c)	30
TOTAL 141 (versus 115 balance target)	

It is also worth noting that we consider The Bathing Lake R432 at Broad Campden a serious contender for our option list but we were verbally informed that this has been discounted. Broad Campden is within the parish so we are at a loss to understand this and wonder in any case where this option site for a potential 10 dwellings is indeed included if at all. The site is no further from the Town Centre than CC23.

We intentionally generated a target list with a total slightly in excess of the balance to allow for a buffer. Aston Field CC23 has very reluctantly been included as a buffer. Bearing in mind the substantial points of objection to this site we have only considered it as a back-up option on the acceptance of it being of a much reduced size. We would prefer to eliminate the site as an option in particular if the damage to the resident skylark population is found to be critical even for a smaller site.

A sound and in depth analysis of all the sites shows that on NPPF and other grounds all sites are likely to be flawed in some respect or other and hence the option list is based upon pragmatic judgement should there be no flexibility whatsoever on the build target.

In evaluating the potential of the above list of sites in a somewhat more systematic manner, we used the same approach as CDC and parameters that were considered were Local opinion, Agricultural Land Grading, Visibility in AONB, Size v para 116, Distance to town centre, Infill/brownfield or extension sites, Road access/traffic, Flooding, Availability and Deliverability. A green, amber and red colour coding was also employed to denote positive, questionable/longer term or negative results. Our table compares Town Council (TC) and CDC observations. Whilst our examination was extensive (and explanatory notes are overlaid on the table), we noted that the CDC evaluation of many of the parameters was often "no comment".

We believe that the results generated and summarised in the table demonstrate the realisability over 20 years of the target from several small to medium sized sites and in line with our CC STATEMENT 2. We request therefore that the Local Plan be redrafted to reflect these conclusions and recommendations and that the planning application 15/00415/out for 90 houses be refused.

Site - 1	The Bratches/Aston Road - CC23B/CC23C	
View from	CDC	TC
Local Opinion*		
Agricultural Land		
Visibility in AONB	No Comment	
Major site versus Para 116 NPPF	No Comment	
Distance to Town centre	No Comment	2/3 distance of CC41/CC43
Infill or Not	No Comment	
Road Access	No Comment	Single entrance for 90 units is unacceptable
Deliverability	No Comment	
Issues/Gains	No Comment	

CONCLUSION



Appendix 2 (attached) Photographic evidence of the impact of the Aston Rd site on views in the AONB.

Appendix 3: Soil Survey (to be delivered to Martin Perks by Cllr Bob King on 9th April 2015).

Yours sincerely,

Joanna Ellis

Town Clerk

CHIPPING CAMPDEN (CC) TOWN COUNCIL OBJECTIONS TO 16/00937/OUT

1 IN 2015 AN APPLICATION FOR 90 HOUSES WAS UNANIMOUSLY REJECTED BY THIS COMMITTEE .YOUR DECISION WILL BE OVERTURNED VIA THIS APPLICATION PLUS A 2ND PHASE DEVELOPMENT REFERENCED IN THE APPLICATION. TOTAL POTENTIALLY OF 127. REJECTION IS THE ONLY OPTION TO STOP THIS. (NPPF PARA 116) . ALSO THE SITE IS OUTSIDE THE DEVELOPMENT BOUNDARY (POLICY 19)

3 CC HAS ALREADY 10+YEARS COVER OF ITS 20 YEAR TARGET AND IS SERIOUSLY "FRONT END LOADED". THIS APPLICATION WOULD MEAN 14 YEARS COVER AND WITH "WINDFALL" 16 YEARS. CLEARLY WE HAVE NO MEDIUM TERM NEED AND OUR INFRASTRUCTURE IS ALREADY SERIOUSLY STRETCHED. WORSE , IN OUR NORTH COTSWOLD "CLUSTER" WILLERSEY FOR EXAMPLE IS ALREADY 20 YEARS COVERED .

4 WE MAINTAIN THAT EVEN 40 HOUSES IS "MAJOR " IN THE CONTEXT OF CHIPPING CAMPDEN, EVEN MORE CLEARLY WITH 1 ABOVE. FOR THE RECORD THE TOWN COUNCIL HAS NEVER PROMOTED DEVELOPMENT OF THIS SITE. THE SPRING HILL SITE UNDER ACTIVE DISCUSSION IS "BROWN FIELD"AND HAS ADJACENT GROWING ECO FRIENDLY COMMERCIAL ACTIVITY MAKING IT FAR MORE APPROPRIATE FOR MEDIUM TO LONGER TERM ORGANIC GROWTH.

5 REDUCTION OF SITE AREA BY 40% STILL MEANS DESTROYING 7 ACRES OF CURRENTLY VERY PRODUCTIVE HIGH QUALITY AGRICULTURAL LAND. WE SHOULD PRIORITISE FEEDING THE NATION. THE PRESENCE OF OTHER HIGH QUALITY FARM LAND AROUND CC IS NOT AN ACCEPTABLE EXCUSE (NPPF PARA 112)

6 OF UNIQUE AND VERY GREAT IMPORTANCE IS THE NEAR CERTAINTY THAT WE WOULD DESTROY A PROVEN BREEDING GROUND FOR RED LISTED SKYLARKS...AN ENDANGERED SPECIES. EARLIER LOCAL EXPERT OPINION HAS NOW BEEN ENDORSED BY A VISIT TO VIEW THE SITE FROM PROF.GRAHAM MARTIN , AVIAN SCIENCE PROFESSOR AT BIRMINGHAM UNIVERSITY WHO CONFIRMS THAT THE RESULT OF EXTENSIVE PROLONGED CONSTRUCTION PLUS IMPACT OF DOMESTIC PREDATORS WOULD MEAN THE BIRDS WOULD NEAR CERTAIN LEAVE THE AREA (DESPITE THE ATTEMPT TO CLAIM MITIGATION) AND NEVER RETURN. TO ALLOW THIS TO HAPPEN WOULD BE GROSSLY IRRESPONSIBLE AND CONFLICTS HEAD ON WITH NPPF PARA 115 AND 117.

7 A SERIOUS NEGATIVE IMPACT WOULD STILL RESULT ON THE QUALITY OF AONB VIEWS ESPECIALLY ENTERING FROM THE NORTH OF TOWN . SITE IS REPORTED AS HIGH/MEDIUM LANDSCAPE SENSITIVE!! (NPPF PARAS 17,109,115 AND POLICY 42)

8 THE CONSERVATION BOARD, CAMPDEN SOCIETY AND PETITION OF 262 ALSO OBJECT.

CONCLUSION BASED ON EARLIER REJECTION ,IMPACT IN AONB, LACK OF NEED,PREFERRED "BROWN FIELD"OPTION, LOSS OF VALUABLE AGRICULTURAL LAND AND DESTRUCTION OF THE NESTING HABITAT OF AN ENDANGERED SPECIES WE URGE THE COMMITTEE TO REJECT THIS APPLICATION. DO NOT ALLOW IT TO BECOME THE FIRST STEP TO A HUGELY DISPROPORTIANATE DEVELOPMENT RUINING FOR EVER THE CHARACTER OF CHIPPING CAMPDEN. OVERALL CONCLUSION IS "HARM OUTWEIGHS BENEFIT" CLLR. BOB KING (CHAIRMAN CHIPPING CAMPDEN TOWN COUNCIL) JUNE 2016

Maugersbury Parish Council

17 Smith Barry Crescent, Upper Rissington, Cheltenham, Glos GL54 2NG

Planning Department
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire GL7 1PX

3rd June 2016

Dear Sir/Madam

Re: Planning Application - 16/01418/OUT

Maugersbury Parish Council was unable to meet to consider this application before Friday 3rd June but has now been able to carefully consider it and voted to support the JRN Properties Ltd application. I would be grateful if this letter is brought to the attention of the Planning Officer and Planning Committee.

Maugersbury Parish Council understands that the Doctors Practice had a clear preference for this site at the outset and spent considerable time and effort in developing a design in conjunction with the applicant JRN Properties.

- The design suits their current and future requirements
- The building design is attractive and uses appropriate local materials.
- The site provides scope for expansion at ground floor level.
- The vehicular access is onto a wide road with a 30 mph speed limit.

Maugersbury Parish Council was represented at both Planning Committee meetings when the two previous JRN Properties, Planning Applications were considered. On each occasion the Planning Officer recommended approval but the Planning Committee refused the applications by a split decision and it was abundantly clear that the stumbling block was the proposal to build five houses. The houses have now been removed and logically it follows that this application should now be approved.

Maugersbury Parish Council

17 Smith Barry Crescent, Upper Rissington, Cheltenham, Glos GL54 2NG

The decision to build a new Doctors' surgery is of paramount importance to the local community and everyone wants to get this decision right. Approval of this application will provide the Doctors with a choice and ultimately the decision can then rest where it should i.e. with the Doctors' Practice and they will be guided by what they regard as the best medical outcome for the local community.

If they choose the alternative proposal then the JRN Properties proposal will fall by the wayside, but if the Doctors' Practice hasn't been given the opportunity of a choice, the local community will never know which is the better option from a medical perspective.

Yours faithfully

Cllr Robert Fisher
Chair of Maugersbury Parish Council

CC Cllr Nigel Moor
Cllr Barry Dare

ITEM 06 - 15/10/18 991/FUL



Massing Model View



NOTES:

Due to the scale of the proposed development and the proximity of this viewpoint, additional sky has been added in order to incorporate the whole development.



VIEWPOINT 1

Rear Garden of Glebe House, Grade II Listed Building

The Old Barn, Stratton

Client: S Bawtree

DRWG No:

Drawn by: CS

Date: 27/05/2016

Sheet No. **3 of 4**

Approved by: SB

REV.

Pegasus
Environment



Sent: 06 June 2016 15:28
To: Claire Baker
Cc: Kevin Field
Subject: RE: Planning Committee - 8th June 2016
Importance: High

Afternoon Claire,

Thank you for your email and the attachments from the objector to the scheme for a single dwelling on Land at the Old Barn, 33 Gloucester Road, Stratton.

Unfortunately, the massing model prepared by the objector does not represent an accurate view of the proposed dwelling and detached garage:

- The model view is not to scale. As a result, it is not clear whether the dimensions are accurate. For example, the detached garage building does not appear to accord with that submitted within the application plans. The garage appears to be much taller and wider than proposed within the application. The dwelling itself also appears taller and does not include detailing such as the setback nature of the rear projection from the side elevation. It is also not clear whether the set back of each building from the boundary has been incorporated.
- The grey shading of the massing exacerbates the visual impact of the buildings. In reality, the proposed materials to be used (as agreed with the Conservation Officer), would significantly soften its visual impact against the landscaped backdrop.
- Furthermore, the document states that "*additional sky has been added in order to incorporate the whole development*". It is not clear how much has been added or whether it has been artificially lightened in order to further exacerbate the grey shading chosen.
- Following on from this, it appears that a number of existing trees and elements of hedging and general vegetation have been removed from the massing diagram in order to make it look far more prominent from the garden of Glebe House than it would in reality. In addition, the massing diagram ignores the mixture of new beech hedging and tree planting proposed along the boundary with Glebe House as part of this application. This would also serve to soften the elevations.
- In the same vein, the massing diagram does not show any of the landscaped (within the site and beyond) or built (development along Gloucester Road) backdrop to the proposals. Again, resulting in an unrealistic view.
- The original photograph has not been submitted for comparison.
- Finally, and as a result of the above issues raised, it is not clear whether this diagram has been prepared against accepted guidelines, such as those prepared by the Landscape Institute.

The applicant has prepared a couple of marked scaled drawings (attached) to highlight the discrepancies mentioned above, particularly with regard to the exacerbated scale of the buildings. Effectively you would see far less of the buildings above the boundary wall than shown in the massing diagram and what can be seen will be softened by existing and proposed landscaping.

Therefore, we would urge the Committee to exercise caution when reviewing this submission from the neighbouring objector, as this does not represent a realistic view of the proposals subject of this application.

The applicant has cooperated with the Council in amending the plans for the dwelling during the course of this application, to further reduce its mass and consequently further soften its impact on the neighbouring property. As a result, officers are recommending permission for these proposals.

I would be grateful if you could circulate this response and the attachment to members of the Committee prior to the meeting on 8th June 2016.

In addition, please also find attached amended window details including the glazing bar section as requested.

Many thanks.

Kind regards,

Rob Ellis MRTPI

SF Planning Limited | 12 Royal Crescent
Cheltenham | Gloucestershire | GL50 3DA



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From: Claire Baker

Sent: 06 June 2016 10:15

To: Rob Ellis

Subject: FW: Planning Committee - 8th June 2016

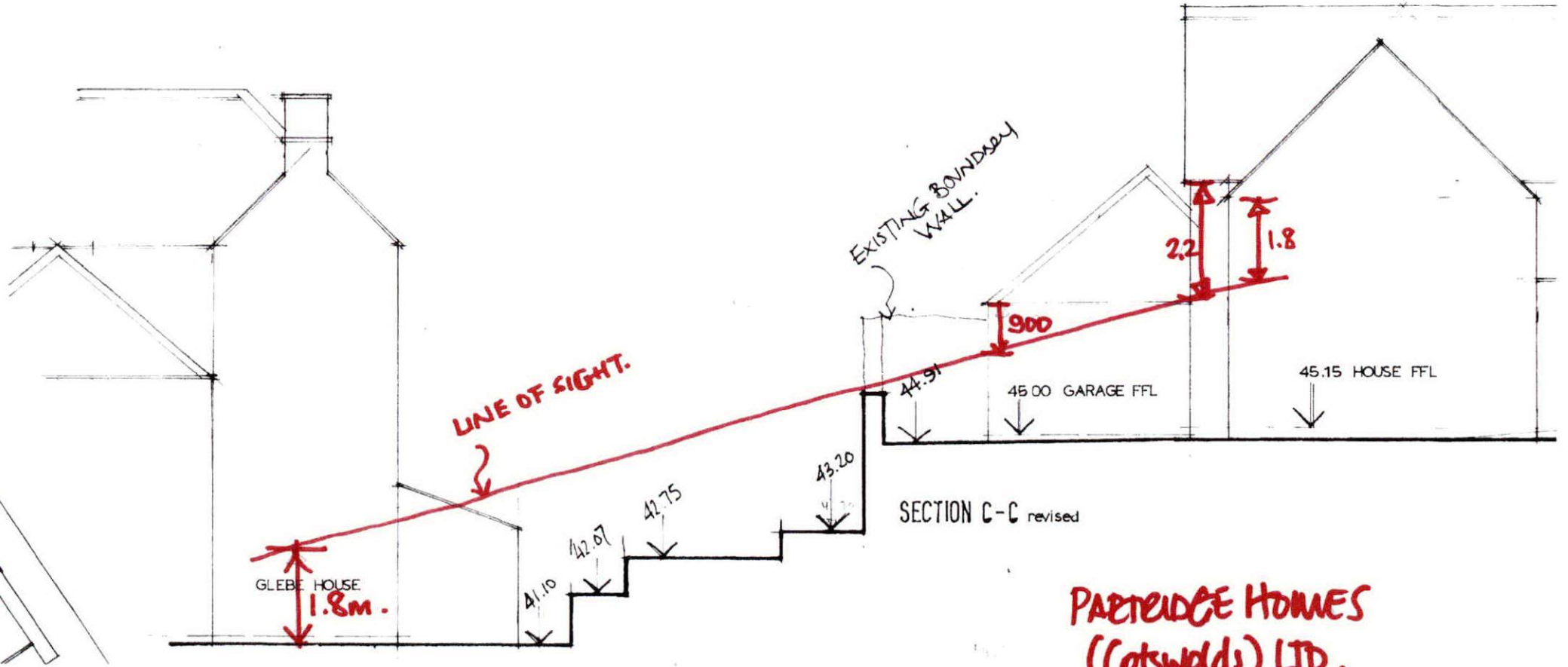
Dear Rob

I have received this massing model from an objector and I thought you may like to comment on it. The sample panels are fine as are all the details with the exception of the window details as there is no glazing bar section which needs to be provided. If Members resolve to permit the application I will amend the decision notice to remove any conditions for which we have received approved details.

Claire Baker BA (Hons), MCD, Msc, MRTPI
Senior Planner (Development Management)
01285 623000

Item 06 - 15/04/899 / FUL

ITEM 06 - 15/04/899 / FUL



SECTION C-C revised

PATERIDGE HOMES
(Cotswolds) LTD.

SCALE 1:100

Comments for Planning Application 16/00340/FUL

Received 05/06/2016

Application Summary

Application Number: 16/00340/FUL

Address: Bier House Lower Street Blockley Gloucestershire

Proposal: Alterations and extension to create a new dwelling

Case Officer: Alison Hall

Customer Details

Name: Mr and Mrs Anthony Deighan

Address: 3 Lower Terrace Lower Street Blockley

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Design
- Highway access and parking
- Impact on Conservation Area
- Impact on Listed Building
- Over development

Comment: Our previous detailed objections still stand, but we feel we should stress our points again in view of other comments since.

It should be noted that the people who have expressed support for the planning application by Blockley PCC do not live in the immediate vicinity of the building in question, the Old Forge. Their lives and the quiet enjoyment of their own houses will not be adversely affected by the proposal, whereas that will be the case for the Old Forge's surrounding residents.

Apart from the heritage, conservation and environment objections, there are many practical problems with the plans which no amount of support can change, the most important of which are;

1. The proposer is not the developer and it is very likely that the "mitigation" proposed between the first and second iterations of the plans would be removed by a further application by the eventual developer.
2. The plan disregards known ground conditions which may undermine the massive retaining wall at the rear of the property.
3. The large doors will stand open over land that does not belong to the new house.
4. The right of way and emergency access for six houses will be blocked.
5. There will be further unacceptable pressure on residents' car parking.

Some supporters have called the Old Forge an eyesore. This opinion is not shared by the

residents who live with it on a daily basis, nor by the Blockley Conservation Area Statement. The Development Services - Conservation Response Form from the Conservation Officer clearly states that it is a heritage asset and opposes the development plans.

Two extra bells and the strengthening of the church tower to house them, together with an automatic clock winder are of no value to the community as a whole.

The PCC has failed to discharge its duty of care for this building within the Blockley Conservation Area for many years. It is a shame that they did not put the expenditure that has been spent on this planning application into developing a more positive future plan seeking funds from heritage trusts to preserve the Old Forge. Fundraising events could have united the community rather than caused on-going anxiety to those who live around this charming and much-loved asset to the Conservation Area.