

PLANNING AND LICENSING COMMITTEE

13th July 2016

ADDITIONAL PAGES UPDATE

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Additional Representations on Schedule Items

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PLANNING AND LICENSING COMMITTEE

13th July 2016

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	16/00340/FUL CD.9536	Email of Objection – Please see attached dated 8 th July 2016.
04	16/00092/OUT CT.1698/A	Email of Objection – Please see attached dated 10 th July 2016.
05	15/04899/FUL CT.5679/C	Further letter of objection and photomontages from existing objector – Please see attached dated 11 th July 2016. Case Officer - Site Layout for previous application 13/03679/FUL. The application was refused and the subsequent appeal dismissed.
07	16/01366/FUL CT.0108/2/H	Case Officer - Ward Member (Cllr S. Parsons) has provided the following:- "I have no further comments to make on the above application, which is due to be heard by the Planning Committee this Thursday so will not be attending."
09	16/01314/FUL CT.6746/K	Case Officer - An update from legal and communities have advised that the determination of the nomination for an asset of community value should be put on hold and that the planning application should be determined first. The reason for this is that to determine the asset of community value nomination, a view on the 'realism of the future community use' needs to be taken, which in this instance would consist of an officer opinion on the likelihood of planning permission being granted. Such a view would be predetermining the planning committees decision. The recommendation for the planning application remains the same.

Subject:

FW: Comments for Planning Application 16/00340/FUL

From: Public Access

Sent: 08 July 2016 22:49

To: Alison Williams

Subject: Comments for Planning Application 16/00340/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:48 PM on 08 Jul 2016 from Mr and Mrs Anthony Deighan.

Application Summary

Address: Bier House Lower Street Blockley Gloucestershire GL56
9DS

Proposal: Alterations and extension to create a new dwelling

Case Officer: Alison Hall

[Click for further information](#)

Customer Details

Name: Mr and Mrs Anthony Deighan

Email:

Address: 3 Lower Terrace Lower Street Blockley

Comments Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments: We note that there has been yet another change to the proposed plans, to make the wooden doors to the archway bi-fold. When they are folded back against the wall, they will completely obscure the sides of the original arch. In the Heritage Statement of 29th January 2016 on behalf of the PCC, this feature is singled out as 'the distinctive archway... (the building's) most notable architectural feature.'

This should be reason enough to reject this plan, however we continue to object to this planning application for the following reasons;

1. The damage caused to the Blockley Conservation Area, as stated by the Conservation Officer.

2. It is an unsuitable modern development within the setting of Grade II and II* Listed Buildings.
3. Although the walls of the proposed house will be roughly the same height as the existing Old Forge, the roof and chimney will be much higher and will dominate the view from the neighbouring houses and gardens, and the viewpoint up the path towards the church. The chimney will be level with and therefore pollute the air at garden and path level.
4. The excavations may undermine the critically important, huge retaining wall at the back of the site.
5. The plans attempt to shoehorn in a house into a tiny, steeply sloping area containing a unique heritage building which is not at all suitable as a residential plot.
6. The right of way and emergency access for 6 houses will be compromised.
7. As the proposed house will have no off road parking, this will aggravate the parking problem on Lower Street. The narrow road with parked cars means that huge lorries accessing the nearby Industrial Estates are often forced to mount the front gardens of the listed Lower Terrace, which are being eroded at an alarming rate.
8. The proposer will not be the developer, so the future of the Old Forge cannot be guaranteed at all.
9. The PCC and supporters of this proposal will not be affected by it at all, and have shown absolutely no consideration towards the existing residents who will have to live with the adverse consequences on an ongoing basis.
10. The current sorry state of the Old Forge is entirely the fault of the PCC who have for decades neglected their duty of care for this heritage building within Blockley Conservation Area that they are responsible for. Finally, the Supporting Document of 22nd June 2016, does nothing to convince us that this scheme justifies the heritage damage and problems it will cause. In addition, according to the audited church accounts at 31st December 2015, the church had reserves of £113,816, of which only £11,405 were restricted. This greatly differs from the above document provided to the planning authority which shows amounts of £75,000 and £25,000 respectively. We do not believe that either a full or clear financial position has been provided in this supporting document.

From the Statement of Need for this application, £81.5K is the cost of renewing the existing bell frame, £22.5K is for 2 additional bells, £8K is for the extra soundproofing they will need, an automatic clock winder is £8.1K, plus 10% contingency gives the total of £132K stated in the recent supporting financial document. This document of 22nd June 2016 also states that the income received so far is £96,144, which is enough for the essential repairs and the clock winder.

The church website states that 'Two new, lighter bells are to be added, funds permitting', indicating that the additional bells are not necessary, and do not justify the damaging proposal to extend and alter the Old Forge. The PCC has sufficient reserves, which could be added to by further fundraising and heritage grant applications to buy the 2 extra bells as well as make high standard, permanent repairs to the Old Forge. The PCC would then

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have a steady income from the rent for the storage space and allotment. This would have the additional benefits of securing the future of the attractive vernacular building as an asset to the Conservation Area environment, and at the same time remove the ongoing uncertainty about the neighbourhood of the existing residents.

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L.

Subject: FW: Comments for Planning Application 16/00092/OUT

From: Public Access
Sent: 10 July 2016 15:54
To: Alison Williams
Subject: Comments for Planning Application 16/00092/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:53 PM on 10 Jul 2016 from Mrs Sandra Barnes.

Application Summary

Address: Nettlestead Burford Road Lechlade Gloucestershire GL7
3ET

Proposal: Outline application for the erection of up to 6 dwellings
(appearance and landscaping to be reserved for future
consideration)

Case Officer: Alison Hall

[Click for further information](#)

Customer Details

Name: Mrs Sandra Barnes

Email:

Address: Eastview Burford Road Lechlade

Comments Details

**Commenter
Type:** Objection Comments

Stance: Customer objects to the Planning Application

**Reasons for
comment:**

- Design
- Highway access and parking
- Loss of general amenity
- Over development
- Trees and landscaping

Comments: [a] the Consultants offered a low density. However the density is a false factor as the problem is with the cramming in of too many units over the width of the site thereby damaging the environment and basic usability.

[b] The proposal appears to be solely based upon the commercial need to build as many units as possible to max. the profit rather than any consideration the effects on the local environment or the new users.

[c] Good design should benefit the total environment of the area. This is not a good proposal.

[d] The car parking as offered crams cars in along the road frontage using min widths and no turning circles. The designer should try and exit the end spaces. Simple little curves as shown demonstrate the layout failure.

This offers a badly presented site and will cause problems with adjacent spaces.

The adjoining sites, which have been quoted, have appropriately designed car parking, with landscaped areas, thereby vastly improving the front environment. This in part is created by setting the building further back and reducing the density.

The proposed has no allowance for visitors, nor is there any space close to the site other than the road.

A poor design which may be likely to result in a real mess at the front of this site, ie mess parking in small areas, a recipe for disaster.

[e] in this day and age as much of the existing landscaping should be retained

[f] a poorly considered proposal that may have been based upon a commercial only view.

[g] a smaller number of units provided under a good design would be more appropriate

**Glebe House
School Hill
Stratton
Cirencester
Glos
GL7 2LS**

11th July 2016

Claire Baker BA (Hons), MCD, Msc, MRTPI
Senior Planner (Development Management)
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Dear Claire

I write in advance of the Planning Committee on 13th July and set out our objections and a further montage. Please include both this letter and the montage in the Additional Papers to Committee.

We continue to object and are concerned that the relationship between the proposed dwelling, its outbuildings and Glebe House is unacceptable.

Glebe House is Grade II Listed. It is historically important being a Church Farm House. These were built to a design pattern by the Diocese. All are imposing three storey houses. All neighbouring properties are always lower, two storey buildings, positioned away from the Farm House. The house and grounds are an important part of the local history of Stratton and Cirencester and should be respected for further generations.

Glebe House, as Members will be aware, is substantially lower than the development site and the siting of the proposed dwelling and buildings are too close to the retaining wall separating the properties for any screening to be effective. The existing trees and undergrowth would need to be cleared to construct the new dwelling and to repair the wall which is failing because tree roots are fracturing the structure. There is insufficient space for new planting to be effective on the application site.

This proximity, together with the height of the new building and the difference in levels is such that the new dwelling would have an overbearing and dominating impact on the setting of the adjoining listed building. This was the case with the previously appealed scheme.

The "negative impact" upon the setting was identified by the Inspector in the appeal decision which dismissed the previous proposal.

The size of the proposed dwelling and the massing on the boundary with Glebe House remains substantially as previously proposed and dismissed on appeal. Indeed the dwelling now proposed is higher along the boundary.

I submit a revised photomontage set. This has been prepared objectively and is in scale and proportion and has been verified by reference to the Applicant's scaffold markers.

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This clearly demonstrates an unacceptable and overbearing relationship which fails to respect the historic significance of Glebe House and its setting.

Under S.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and case law, including the Barnwell Judgement of 2014¹ and subsequent cases which reinforce it, decision makers have a responsibility to give "considerable importance and weight" to the desirability of preserving the setting of listed buildings and "There is a statutory presumption and a strong one, against granting planning permission for any development which would fail to preserve the setting of a listed building".² Where harm is caused this must be given considerable importance and weight in determining whether to grant planning permission.

The proposed application cannot be said to preserve the setting and we are certain that harm will be caused.

We therefore respectfully request that planning permission be refused on the following basis:

- i. The proposed development by reason of size, massing and close proximity would have an overbearing and unsatisfactory relationship with Glebe House and would harm the setting of the Listed Building and therefore the significance of Glebe House as a Heritage Asset contrary to the NPPF Paras 17(10), 129, 131, 132, 134 and 137.
- ii. The proposed development by reason of size and overlooking would have an unsatisfactory relationship with the adjoining residential property, Glebe House and contrary to the Local Plan Policy 18, c, and the NPPF paras 17(4), 53, 56 and 64.

Yours sincerely

Stephen H Bawtree DipTP MRTPI

Enc

cc: Kevin Field – Cotswold District Council

¹ Court of Appeal Case No. C1/2016/0843. Date 18/02/2014

² High Court of Justice Case Nos. C0/735/2013 and C0/16932/2013. Date 12/06/2014

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Existing View - Unedited



Camera make and model: Canon EOS 5D with a fixed 50mm lens.
Date & time of photography : 06.07.16 @ 11:16
OS reference : 401184, 203780
Viewpoint height : 119m
Recommended Viewing distance : 25cm
Angle of view : 90°
Camera height set at 1.5m
Document dimensions (420mm x 297mm)



VIEWPOINT 1

Rear Garden of Glebe House, Grade II Listed Building

The Old Barn, Stratton

Client: S. Bawtree

DRWG No:

Drawn by: CS

Date: 07/06/2016

Sheet No: **1 of 3**

Approved by: SB

REV: B




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Wireline View



Camera make and model: Canon EOS 5D with a fixed 50mm lens.
 Date & time of photography : 06.07.16 @ 11:16
 OS reference : 401184, 203780
 Viewpoint height : 119m
 Recommended Viewing distance : 25cm
 Angle of view : 90°
 Camera height set at 1.5m
 Document dimensions (420mm x 297mm)

 Location of erected scaffold showing apex of proposed gable end.



NOTES:
 Scale, proportion and distances verified by reference to applicants scaffold marker.

Wireline and photomontage produced in accordance with *Landscape Institute Advice Note 1/11*.

VIEWPOINT 1

Rear Garden of Glebe House, Grade II Listed Building

The Old Barn, Stratton

Client: S. Bawtree
 DRWG No:
 Drawn by: CS
 Date: 07/06/2016
 Sheet No: **2 of 3**
 Approved by: SB
 REV: B



Item 05 15/14/2016 for CT.56791C.27



Massing Model View



Camera make and model: Canon EOS 5D with a fixed 50mm lens.
Date & time of photography : 06.07.16 @ 11:16
OS reference : 401184, 203780
Viewpoint height : 119m
Recommended Viewing distance : 25cm
Angle of view : 90°
Camera height set at 1.5m
Document dimensions [420mm x 297mm]



NOTES:

Scale, proportion and distances verified by reference to applicants scaffold marker.

Wireline and photomontage produced in accordance with *Landscape Institute Advice Note 1/11*.

Materials shown are indicative only to illustrate the general proposed appearance of the 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: 07/06/2016

Sheet No: **3 of 3**

Approved by: SB

REV: B

Pegasus
Environment



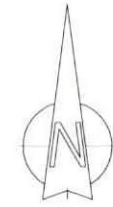
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KEY

	Existing Tree
	Existing Tree
	Proposed New Tree
	Proposed New Planting
	Proposed New Gates
	Proposed Bit Collection Area
	Existing Tree

Note:
 - Foul to discharge into existing mains sewer
 - Storm to discharge into new soakaways



Rev A - Amended for comment 10.10.13

Project
 Land to rear,
 The Old Barn,
 Gloucester Road, Cirencester

Drawing Title
 Proposed Site Plan

Date July '13 Drawing no.
 Scale 1:200 @ A1 OB/P/003 A

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