

CT, 9143/B - Objector's
CT, 9143
16/02360 Comments

I represent several objectors to this proposal.

The first objection is on policy:

The proposal to develop the site is contrary to current planning policy and remains outside of the Development Boundary as designated by the current Local Plan.

CDC have demonstrated that they have an up to date and adequate five year housing land supply which includes the appropriate buffer. This view has been tested recently at a number of Appeals that are detailed within the Officer's report.

The second objection is on sustainable development grounds and non-conformity with the NPPF presumption in favour of sustainable development:

Sustainable Development should have a social, environmental and economic dimension. The proposals presented do not accord with these principles for the following reasons:

- The existing planned provision of housing meets the economic and social needs of the District thereby negating any such claimed social and economic benefits from this development.
- The proposed vehicular access represents environmental disbenefits including: removal of ecologically valuable hedgerow; environmental harm to existing buildings, including listed buildings along Parkway; and the construction of a lengthy, intrusive, vehicle only road across green field land which will serve the development only with no wider social or economic benefit.
- The suggested improvements to the school provide no additional economic benefit since improvements to schools would anyway be derived from Section 106 contributions from existing or future planned developments in the District, and merely masks the environmental and social disbenefits caused by additional traffic around the school entrance.

Our third objection is on the sustainability of the access which highlights the poor location for development and its lack of sustainable credentials.

In order to build the separate vehicle access to the development, a significant length of hedgerow and an area of woodland would need to be removed. This would cause irrevocable environmental damage.

The poor location of the development is demonstrated by the lack of local facilities and services, a vital element to a sustainable development.

The nearest community facilities are in Siddington Village, approximately 1km away. Using current standards, this represents the upper distance limit that is reasonable to walk. In this case, walking on unlit roads with no footways.

The proposed access road has no footpath and leads on to Parkway, a narrow country lane which is unsuitable for pedestrians. The alternative footway-links towards Cirencester need to cross third party land, need to remove woodland and need to connect through an industrial estate.

The proposed links are poor and inherently dangerous in places - they do not represent sustainable routes for children to walk to school, or for residents to walk along, particularly in hours of darkness. There would be a significant increase in traffic generated by this development elevating the risk of serious injury to any pedestrians

In assessing safety, the reports take no account of the serious problems which will result from increased traffic along Parkway - a residential street - and through Siddington Village.

Thankyou for time.

CT. 9143/B - Agent's Comments
CT. 9143

Land South of Love Lane, Cirencester (15/05165/OUT &
16/02360/OUT)

Thank you Chairman ~~for allowing me to address your Committee.~~

My name is Mark Chadwick, I'm a Senior Partner at Hunter Page.

Firstly, I'd like to thank your officers for working constructively with us throughout the lifetime of this application. There *no* technical objections to this proposal, which is a testament to that joint-working.

I do understand why officers feel that, on balance, they cannot support this application; on the face of it --- it is contrary to the Council's adopted Local Plan policies.

But this is certainly not a straightforward case. Nor is it a controversial one. There are just 11 letters of objection – remarkable given the scale of the proposal; and 6 letters of support.

However, in order to sustain a refusal of planning permission, it is necessary to demonstrate 'harm' – and we just don't feel harm can be demonstrated in respect of this proposal. That point is demonstrated within the wording of the first refusal reason which suggests the location of the site is unacceptable. Yet the site immediately adjoins Cirencester; the most sustainable settlement within the District - A settlement which is, and will continue to be, the principal focus for growth. Moreover, the application site lies immediately adjacent to the District's largest strategic development proposal – south Chesterton which is identified for around 2,350 dwellings.

To accord
~~In accordance~~ with policy relating to sustainable development, the Council is obliged to grant permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Certainly There are no technical reasons to refuse this application. There are, however, substantial wider benefits to be gained from granting planning permission.

Of significance is the benefit of the relief sewer to be delivered by this scheme.

At the very earliest stage in our engagement with Siddington Parish Council it became apparent local people suffer serious problems with the existing sewer network. We have, therefore, spent a considerable amount of time and resources developing a foul drainage solution that will help address many of the existing drainage problems experienced by the residents of Cirencester and Siddington. Not only will our drainage solution adequately serve our development, it will divert foul drainage generated in Cirencester from around 800 properties away from the residents of Siddington. In our view that benefit should not be under-estimated.

Importantly, we can deliver that drainage solution well ahead of the proposed Chesterton urban extension. We can thus deliver immediate benefits to the local community. And, our relief sewer has the support of Thames Water.

There are also considerable benefits to Siddington Primary School. Due to the demographic changes in the village, it has been difficult to fill the school to its optimum potential. New family home adjacent to the school will address that problem.

In addition, a new vehicular access would link directly to the school grounds, providing a safe drop off point for the pupils. This will substantially reduce existing vehicular and pedestrian conflicts in Coach Road; making it safer for pupils walking and cycling to school.

As part of your consideration of this application, I ask that you to attach significant weight to the substantial benefits this application will deliver. And, to be mindful there are no tangible harmful impacts to interests of acknowledged importance that would significantly and demonstrably outweigh those benefits.

I therefore commend this development proposal to you and ~~respectfully~~ ^{respectfully} ask that you give it positive consideration.

Chair / Members.

David Jones I speak today on behalf of Coberley Parish Council

Planning Permission for this site was approved at appeal following enforcement action by this council. The inspectors reasoning for allowing TEMPORARY permission in 2013 confirmed that; ***"the suitability of a site for permanent status should be made by the council and it is likely that they will be in a position to do so around 2016"***. In practice policy review has advanced at a much slower pace .

Consultation on the draft local plan was carried out in 2015. In response; two thirds of all gypsy policy representations related to the gypsy sites at Seven Springs of which this site forms one.

Paragraph 216 of the NPPF clarifies the weight to be attached to emerging policy confirming:

".....decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan
- the extent to which there are unresolved objections to relevant policies.
- The degree of consistency with the NPPF

In this case there are **significant unresolved objections** to the emerging policies and thus it is unsafe for this authority to give any weight to those emerging policies at this time.

In August 2015 the government issued revised gypsy and traveller policy guidance. This **removed the presumption in favour of consent** where sites are located within the AONB. (Irrespective of the 5 year supply) Your Officer's Assessment pays little attention to this.

The grant of consent for this site will be seen by the owners of adjoining sites as a clear precedent which in my view will encourage similar applications for permanent use in the short term.

Individually and cumulatively the harm to the AONB would be permanent and significant.

The requisite policy review has not moved forward at the speed envisaged by the appeal inspector ; the Parish Council considers that it would thus be reasonably if necessary to align all of the three pitches in Hartley lane to the same end date namely (December 2017).

By December 2017 the local plan will have advanced to a stage where it carries weight and the Gypsy and Traveller Accommodation Assessment will have been concluded.

This council would then have the opportunity to consider the cumulative impacts of all pitches in Hartley Lane upon this sensitive landscape. A point echoed in this councils June Publication Which confirms; "*These two sites will be reviewed ONCE a county wide reassessment of gypsy and traveller needs has been completed, taking account of updated national planning guidance*"

In conclusion; Whilst the Parish Council advocates refusal of consent on the grounds of conflict with national policy guidance; if members are minded to support the future review of gypsy and traveller sites (**JUNE REVIEW**) then it is considered appropriate to allow a short extension to the temporary consent to align with the planning conditions imposed upon the other pitches in Hartley Lane

Thank you

CD.9547 - Parish Council Comments

I represent Todenham Parish Council who unanimously support this application for the reasons that will become apparent.

The Duckett family has lived in the village for several generations and have contributed much to village life. The family over the years have whole heartedly supported the community in every aspect of village life and this village would not be the village it is today without the support we have had from them.

Mrs Duckett is sadly suffering from deteriorating poor health. The house they currently live in is totally unsuitable for Mrs Duckett to remain living there. It is their wish that they would like to continue living in the village that they love for the rest of their lives. This will then allow them to be close to their family and friends who can give support to allow their wish to be fulfilled. Mr Duckett is still fully involved on a daily basis with the farm working together with his son and it is essential that they can continue to do so. If Mr Duckett had to move out of the village this would have a detrimental effect on him and the farm.

The application is for a single storey dwelling on land outside the conservation area which the Parish Council do not believe will have any detrimental impact on the community. Indeed, referring to the emerging Cotswold District Local Plan Policy DS3 – Residential Development outside the Principal Settlements – it clearly states that “small scale residential development will be permitted” providing it meets certain criteria. There are five points relating to this criteria and it is the Parish Council’s belief that this application ticks all the boxes.

Sustainable modern homes must be provided in all villages to ensure that the community thrives and does not become a haven for second homes and a part time community where many residents only visit on an ad hoc basis.

The Parish Council has been approached by many residents who passionately support this planning application on the grounds that they

feel very strongly that Mr & Mrs Duckett must be allowed to stay resident in the village in a property that will meet all their current and future needs.

After the initial comments made by the planning officer about the impact it had on the view of the church the bungalow has now been re sited to address this problem.

This is a most important application that the Parish Council has been consulted on and would urge that the CDC Planning Committee permit this application on the grounds outlined not only by the Parish Council but the community as a whole.

Thank you.

CO. 9547 - Objector's Comments

Ash House
Todenham
Moreton in Marsh
Glos GL56 9PE
9.8.16

Application Ref. Number 16/01509/FUL

My rational for objecting is as follows :

1. As stated in the Application, it does "not accord with the provisions of the development plan in force in the area in which the application site is located". The Planning Dept. has for many years resisted any development on the agricultural land between both ends of Todenham – if approval of this application is given it would open the door to further development resulting in spoiling the very essence of a typical Cotswold village which attracts so much tourism. The separation of Todenham into 2 ends goes back a long way – British History On Line says" the village was by the 14th century divided into 2 parts corresponding to the division of the open fields called by the same names as the 2 fields –Homestall End & Todenham End".
2. This application is requested on the basis of an exception to planning policy due to the personal circumstances of the applicants. Whilst I have every sympathy for those circumstances I do not believe that personal circumstance should be the reason for approving an application – what would happen if approval is given & the personal circumstances of the applicant changed & the land/property is sold prior to completion or soon after ? An unscrupulous applicant could make a large capital gain as what was agricultural land now becomes building land . I cannot see if the application is approved, how a condition could be applied that restricts occupancy of the bungalow to the applicant /relatives only. Approval of this application would lead to other applications in the Cotswold area based on personal circumstances. I have friends/relatives who have medical conditions affecting their mobility but have remained in their own home by creating a downstairs bedroom ,downstairs toilet or have installed a stair lift.
3. Whilst this application has received 16 letters of support that does not suggest "overwhelming" support as stated by Councillor Dutton as Todenham has a population of over 200 .There has been no democratic vote on the application unlike the democratic vote held last year on the Parish Council proposal to build up to 8 dwellings in Todenham which was rejected by the village.
4. As regards the proposed bungalow, I believe it is too close to a Grade 2 listed building & the use of timber cladding & Cotswold stone does not seem to be in keeping with some other nearby buildings.

Stuart Ross

CD: 9547 - Applicant's Comment

Good morning

I am Charles Duckett and I am speaking in support of my application.

I have lived in Todenham all of my life, running Dunsdon Farm with my son, who lives close to the application site. We have 600 ewes who give birth to about 1,000 lambs each year.

My wife and I live in Dunsdon Farmhouse, a three-storey Listed Building that is in need of extensive repair and improvements and which is totally unsuitable for my wife who has limited mobility due to her medical condition. We propose to sell this property and a new owner will be able to upgrade the building.

We now need to live in a single storey building within Todenham and, for the last 5 years, have looked to acquire a suitable property but none have become available. I have also looked at other possible sites on the farm but none are suitable in planning terms due to either their Conservation Area location or being in open countryside, remote from the village. This site is the best location so that I shall be able to continue working on the farm, with my son and his family living nearby. In time, this dwelling would be passed down to my family so that it will be continued to be occupied in conjunction with the farming activities at Dunsdon Farm.

I am aware that new housing in Todenham has been restrained by planning policies for the last 10 years or so but that due to National Policy, the new Local Plan will become more flexible towards proposals on the edge of villages. I am asking that you will adopt this more flexible

approach now and to grant planning permission for my wife and I to live in this single storey dwelling, which has been designed to meet our needs.

I have seen the Officer's report and the recommended refusal reasons and must say that I disagree with them – the view of the church from the majority of vantage points will not be affected and the proposed building will not diminish an important visual gap – the building will be sited behind a high hedge, tucked in the corner of the field and only the upper part of it will be seen from the village street.

With regard to vehicle usage, if I lived in Moreton-in-Marsh I would have to travel to Todenham 3 or 4 times a day to help look after the farm and this would increase to 10-12 times per day at lambing. It is not unusual for me not to leave Todenham for 2-3 weeks during busy farming periods and so the proposed dwelling will not lead to an increase in use of car. In fact, it would be less. Moving elsewhere would also leave my wife isolated from her family.

I hope that you will take these points into account and grant planning permission for the proposed dwelling.

Thank you.

1. Introduction

The purpose of this study is to investigate the effects of...

Research has shown that there is a significant correlation between...

The following table shows the results of the experiment:

As can be seen from the table, the results are consistent with the hypothesis. The data indicates that there is a positive relationship between the variables studied. This finding is supported by previous research in the field.

It is concluded that the study has provided valuable insights into...

The findings of this study have several implications for practice. First, it suggests that the intervention being tested is effective in achieving the desired outcomes. This information can be used to inform policy and practice in the relevant field.

The authors would like to thank the following individuals for their assistance:

Dr. John Doe, Department of Psychology, University of ABC

CT. 5795/V
CT. 5795/W
Wednesday 10th August 2016

Applicant's Comments

CDC Planning Committee meeting items 14 and 15: Elmleaze Farm, Westonbirt – 16/01142/FUL and 16/01143/LBC

Presentation to the CDC Planning Committee by Sophia Fitzpatrick

My husband and I bought Elmleaze Farm three years ago.

We were excited by the opportunity to restore a beautiful Grade II listed threshing barn to create an incredible home for our growing family.

Since then, we've been working with an internationally renowned architect, who has won awards for his conservation designs, along with a top heritage consultant to achieve the most sympathetic scheme for the site as a whole.

Our vision is to make use of the ancillary agricultural buildings and existing house alongside the barn. This would give us the accommodation we need for our family and - importantly for the barn - allow us to keep the barn open plan and double height – the Gold Standard for conservation of listed barns.

We tried 26 different schemes.

But the only effective way we could make the house flow was by slightly widening the shelter shed connecting the barn to the house to make it the kitchen and heart of the home. Without an adequate connection the site exists as two separate buildings, meaning:

- The barn would either remain unused
- Or be converted along the lines of the previously granted planning permission and turned into a separate 3 bed semi
-

The loss of any historic fabric is of course regrettable. But reality means – and indeed planning policy states – compromise is often more important for the greater good of a site as a whole.

Our proposed scheme was designed in consultation with the CDC conservation officer who was initially supportive and approving of the various mitigations we came up with.

I would like to introduce you to Nick Worlledge who is our heritage consultant and who has also in his time worked as a local authority conservation officer. He is going to outline how we have addressed the conservation issues with a scheme that we believe is the best option for the barn and other buildings on the site.

But, ultimately, we're asking you not to prioritise the loss of part of a wall of a much altered building that is not listed in its own right over giving a Grade II listed barn the securest future possible by restoring it in the most sympathetic way and making it the centre piece of a home.

CT. 5795/V
CT. 5795/W

Applicant's Representative's Comments

Presentation to Planning Committee 10th August 2016

Elmleaze Barn, Westonbirt: 16/01142/FUL, 16/01143/LBC

Introduction

My name is Nicholas Worledge, Director of Worledge Associates and the applicants, Mr and Mrs Fitzpatrick, have asked me to speak on their behalf, as their heritage consultant, to explain how their design team has addressed the site's heritage significance in the development of these proposals.

Background

As a bit of background national policy and advice on heritage management explain the need to

- Understand the heritage significance a place holds;
- Use that to inform the design approach;
- Find the right balance to sustain what is special about the heritage asset.

It is described by Historic England as the 'intelligent management of change'.

I shall now explain how we have addressed these three steps.

Heritage significance

The site's heritage significance can be summarised as:

- A history associated with Westonbirt House and its surrounding parkland landscape;

- The listed barn holds evidence of C19th farming practices;
- The building group is the result of a history of continuous change;
- The house has been extensively altered and extended and holds limited architectural or historic interest;
- Similarly the shelter sheds, which are later additions to the barn have been altered and extended.

Design Approach: The Proposals

With an understanding of the site's heritage interest we explored a variety of design options that sought to sustain its significance.

Initial advice from the conservation officer was helpful and central to our thinking and design iterations have been

- Finding ways to minimise the changes to the listed barn as the building most vulnerable to change, and
- to enhance its special internal spatial qualities,
- Finding the right balance between the owner's needs and sustaining the site's heritage significance.

Finding the right balance

We think that we have got the balance right, choosing to focus interventions on those elements of the site that have already undergone alteration and change and where their significance is less vulnerable to further change with opportunities for enhancement.

In relation to the shelter sheds, which is a focus of your officer's concerns, I believe feedback on the conservation comments has been circulated prior to this meeting (*hold up report*) but we would ask you to note that their original appearance and character no longer survives with changes to the roof structure and external appearance. There is an opportunity for a contemporary design solution that would retain evidence of the past with a new visual dynamic that would distinguish the old from the new.

And in relation to the listed barn:

- There is an earlier permission (which expired last year) for conversion of the barn and involved inserting a first floor into the double height space with a new staircase, new external openings and fully glazing the porch doors;
- These current applications do not involve any new external openings and propose retaining the existing double height internal space;
- The listed barn, currently redundant, will be given a new use.

Conclusion

The existing arrangement of spaces does not allow the listed barn to be used as an integral part of the residential use of the site and it is currently underused. This is not sustainable if the building is to be retained in good repair. The existing shelter sheds have been much altered and possess limited interest providing an opportunity for a creative solution to give the listed barn a meaningful use.

J This involves change and in this case we believe the proposed changes would preserve the special qualities of the barn, in a less invasive way than the previously approved scheme. It is not the government's intention to stop change and stagnate history. The Fitzpatrick's are seeking to add an extra chapter to the history of Elmleaze, but without erasing its past. We believe

* Time elapsed here

that this proposal strikes the right balance between the needs of modern society and the conservation of heritage assets and respectfully request your approval of these applications.

CD.2610/A Parish Council Comments

BOURTON-ON-THE-WATER PARISH COUNCIL
The George Moore Community Centre
Moore Road
Bourton on the Water
Glos GL54 2AZ

E-mail:

CDC Planning (Reg) Committee

10th August 2016

**Ref: PLANNING COMMITTEE MEETING 10TH AUGUST
16/01998/OUT THE ORCHARD, GASWORKS LANE**

The Council wishes to re-state its strong objection to this application – comments have previously been submitted setting out the various planning reasons for this objection, namely construction on land with a known history of flooding and waterlogging, loss of rural orchard land and highly unsuitable access.

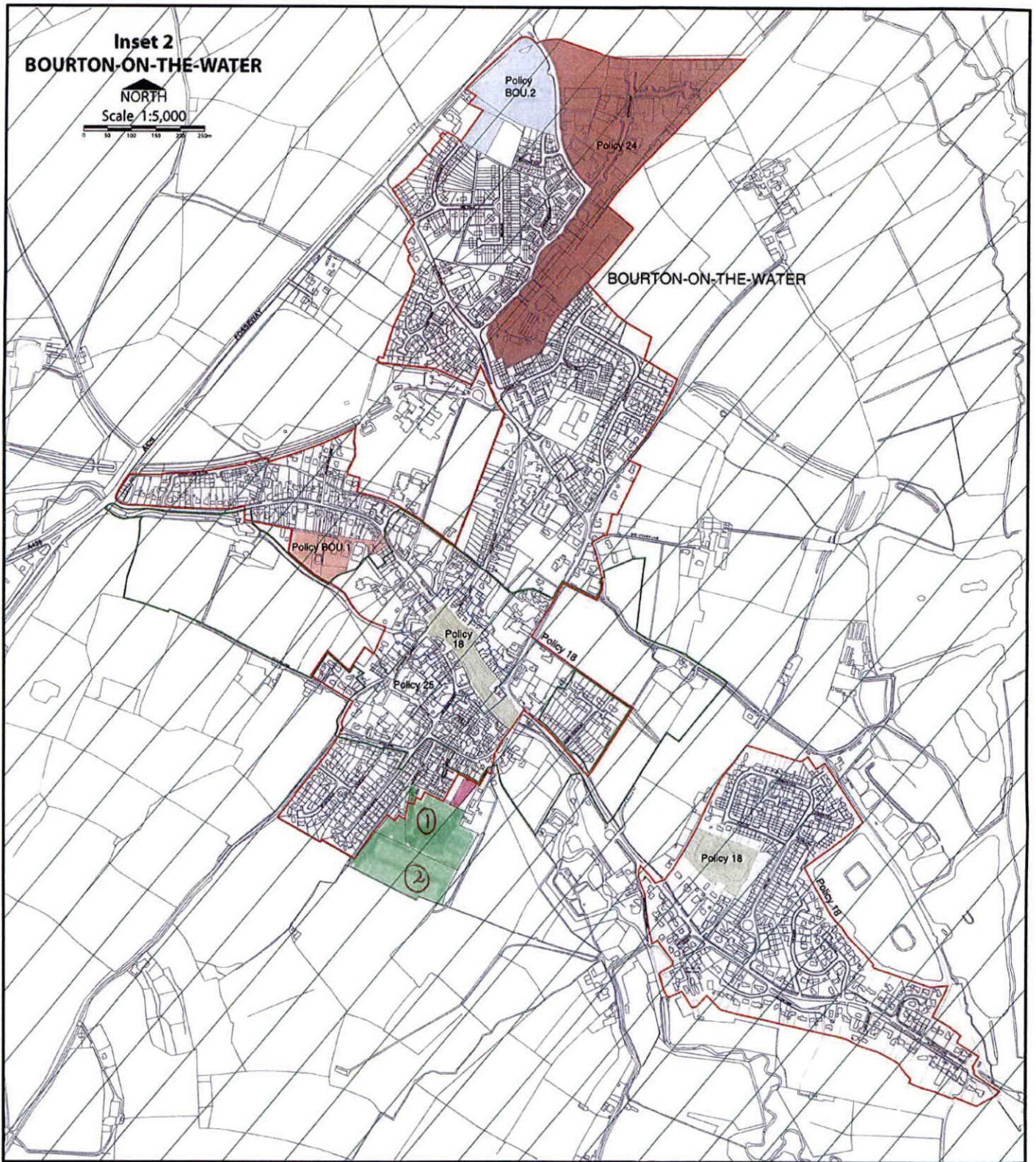
The Council is concerned that, before the new Plan has even been formally adopted, planning officers already appear to be minded to recommend approval for applications relating to land outside of the existing Development Boundary.

CDC's officer has stated that "In order to meet CDC's requirement to provide an on-going supply of housing land there will remain a continuing need to release suitable sites outside Development Boundaries for residential development." However, he also confirms that "one additional dwelling would represent a diminutive increase in the total number of houses in the village". Whilst development beyond the existing Boundary may be required at times throughout the Plan, there is surely insufficient reason to breach this Boundary to deliver one single additional dwelling in a contentious location whilst the current land supply is estimated at 7.54 years. There is, however much to risk.

The fact that the Boundary is considered a moveable feast so early in the Plan adoption process undermines the criteria used to establish it in the first instance and raises a serious query as to its very purpose and the level of protection it affords any community. Bourton can be considered to have "fulfilled" the recommended levels of development 15 years before expiry of the Plan, as construction of homes on all identified local sites is already well underway, and we would also draw your attention to the following:

- Developer surveys have recently been undertaken, quite openly, in the adjacent field to the application site;
- On the surveyed field and the one next to it, the tenant farmer has recently been given notice to quit after several years' uninterrupted tenancy;
- It is therefore not merely wild conjecture to see this as a toe in the water in respect of obtaining approval for the principle of development beyond the Boundary in this part of the village.
- The implications of approving development on this and the surrounding flood plains beyond the existing Boundary to the south of Bourton are therefore considerable;

In any event, this application remains controversial in its own right with multiple planning reasons sufficient to warrant the refusal of planning permission. The Council is therefore seeking the Committee's support in maintaining the Development Boundary at this time.



 Application Site

 Tenant given notice to quit ; field 1 recently surveyed.

CT, 2003/5 Objector's Comments

Chairman and Members of the Planning Committee
Good Morning

When we bought Linden House, Grade 2 Listed, which lies within 10 metres of the Close, the attraction was it's lovely Georgian architecture and pretty walled gardens which came with total privacy, and there were no windows in the Bungalow facing Linden House.

I would like to make 4 points as to why I oppose this application.

1. There is a seriously misleading comment in Clause 4.8 in the Heritage Statement on Linden House. It states, and I quote, "there are no views from within Linden House of the Bungalow." "end of quote .Completely untrue. Views from 2 roof windows in our dining room and French double doors from the kitchen make the bungalow, being only 10 metres away, totally visible.

2 Raising the roof. It will inevitably lesson the light into our garden and dining room.

3 Two new windows are planned, one facing North and the other in the East where the roof will be raised. Both overlooking our house and garden and both will be a major intrusion on our privacy.

4. The original bungalow was only allowed in connection with the use of Linden House as a school and the "exception" to policy (at that time) allowed construction, and this should not be compounded by allowing a heightening of the building now, particularly as it sits in such close proximity to Linden House

~~In my wildest dreams or perhaps now a nightmare~~, I did not envisage the adjacent bungalow - The Close - now aspiring to become a mini skyscraper and at the same time seriously invading our privacy. ~~It is clearly a matter of judgement concerning scheme proposals on a neighbouring property~~ and in conclusion I would now ask for and indeed would warmly welcome a site visit from the Planning Committee to see the situation and the proximity of the bungalow to Linden House and the effect that this planning application will have on us.

Richard Barry