

**PLANNING AND LICENSING COMMITTEE**

**14<sup>th</sup> September 2016**

**ADDITIONAL PAGES UPDATE**

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**Additional Representations on Schedule Items**

**Pages 15 – 24**

PLANNING AND LICENSING COMMITTEE

14<sup>th</sup> September 2016

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**ADDITIONAL PAGES ON SCHEDULE ITEMS**

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<b>Item</b>	<b>Ref. No</b>	<b>Content</b>
<b>01</b>	<b>16/01603/FUL CT.0133/H</b>	<b>An additional letter of objection from a Third Party has been received - Please see attached.</b>
<b>07</b>	<b>16/01797/FUL CT.7362/C</b>	<b>Parish Council – Please see attached. Statement from Applicant – Please see attached. Statement from Agent – Please see attached.</b>

## Lesley-Jane Weaver

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**From:** Helen Donnelly  
**Sent:** 13 September 2016 13:20  
**To:** Lesley-Jane Weaver  
**Subject:** FW: Comments for Planning Application 16/01603/FUL

**Importance:** High

**From:** Public Access  
**Sent:** 13 September 2016 11:20  
**To:** Helen Donnelly  
**Subject:** Comments for Planning Application 16/01603/FUL

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

Comments were submitted at 11:19 AM on 13 Sep 2016 from Mrs Anna Lockhart.

### Application Summary

**Address:** Lower Farm Harnhill Driffield Cirencester  
Gloucestershire GL7 5PU

**Proposal:** Erection of office and workshop facility for  
the promotion of technology in Agriculture  
and to support Agritech start-up and  
developmental companies (mixed B1/D1  
use)

**Case Officer:** Helen Donnelly

[Click for further information](#)

### Customer Details

**Name:** Mrs Anna Lockhart  
**Email:**  
**Address:** Rectory Cottage Harnhill

### Comments Details

**Commenter Type:** Objection Comments

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Highway access and parking
- Impact on Conservation Area
- Impact on Listed Building
- Loss of general amenity
- Other
- Over development
- Privacy light and noise

**Comments:** 1. The Parish Council letter only offered support in regard to a list of legitimate issues being addressed. Since none have been considered and no liaison undertaken

to those living in the Parishes of Harnhill and Driffield have been acknowledged, I deduce the Parish Council are now completely in objection to this application. If not the Parish Council do not act on behalf of the majority of the residents in Harnhill and Driffield and this must be addressed.

2. Item 1 Site Description: there is no mention of the or acknowledgement of the hamlet of Harnhill and residents who are ALL in close proximity to the RAU, instead the location has been assessed against the residents of Driffield some ¼ mile away from site.

It also states the land not to been in a conservation area, but later in Section 8 item (a) Heritage and Design ...The Harnhill Conservation Area ..I believe the proposed car parking to be in the car parking area?

3. In submitted plans by the RAU apart from the dwellings owned by the RAU in Harnhill no other residential buildings have been listed. This is false representation. Firstly the two buildings actually mentioned are owned by the RAU. In addition there has been no mentioned of residence Bushy Hayes, some 100 metres away, until this report nor that of the Harnhill Christian Healing Centre.

The Healing Centre has a grade II listed building and has over 2000 residents each year seeking mindful help. The impact of this steam-roller of an application has been in favour of the RAU due to their close relationship CDC.

It is my personal view and those in opposition of the development it is a done deal between CDC and the RAU. This is based on the lack of consultation and consideration with those who lives will be effected forever, the fact that the RAU have been advertising blatantly in the local press as Harnhill Barn being available for occupation later this year, and nearly 40 letters of opposition have been received from over 20 residents - which is considerable due to the size of the hamlet, and have been ignored.

In addition, members of the Planning Council visiting site have not been fully briefed in the workings of the Harnhill Healing Centre or indeed appreciated the essential service they have been providing

Item 01<sup>2</sup>  
16/01/03/FUL CT. 0133/H. 18.

people globally for the past 30 years. I request a 3 minute address by the Harnhill Centre the Committee Meeting 14th September.

5. Listed Building Regulations: Section 72. States that any proposed building within close proximity to a listed building shall be published in a local newspaper... and for 7 days on or near the listed building. The Healing Centre some 200 yards away has not been advertised in this manner and therefore this report is not fit for purpose.

6. Traffic Survey - what utter nonsense. Carried outside the RAU when the students were not present and harvest hadn't started. I can confirm traffic using the lanes are already bursting with stat nav drivers in 40ft lorries cutting down the country lanes.

FINALLY - I wish to point out that the RAU keep deferring themselves to be the honourable Royal Agricultural College of past times. THIS IS NOT THE CASE.

Very proudly my father-in-law Jim Lockhart taught at the RAC since 1948 until he retired as Head of Agriculture. He actually liaised with the Henley's the then owner of the now RAU farmland, in the lease to the RAC. It is only when the lease was purchased, that the RAU started its ambitious road of growth and change of purpose from farming and learning to business centric. The RAU has only been open 2 years and is now wanting to run a business than educations centre.

My husband James Lockhart, a Chartered Survey and Expert Witness, until recent times has provided pro bono work to the RAU as an External Examiner.

Both my husband and I come from farming stock, and are not newbies to the area being born 60 years ago in Cirencester. Both sets of my grandparents were farmers in Gloucestershire and Ireland. We embrace the farming community but we do NOT want the equilibrium we have now, spoilt forever without consideration to address issues which may ease some, but not all of the impact.

I should also like to draw to the attention of the planning committee to the fact that although they APPEAR to be making judgement of a small number of units and cars this is not going to be the real

outcome.

The RAC had circa 2000 students per annum and was privately funded. In gaining University status the RAU open themselves for public funding and expansion. In other words they are using our money for their own ambitions, effecting our living environment forever without addressing our plea for parameters to be installed.

Note: The smallest university in the country is 4000 students per annum. Let's assume 10% of those students visit Harnhill each year for normal class exposure and learning. That makes 800 addition visits to site over the year.

In addition there will be visitors to the RAU campus from all over the world wanting to see their work and site tours will inevitably include Harnhill.

In addition the RAU is proposing 24/7 and 365 days working conditions for 5 units with their own set of sponsors and visitors. They quote 200 jobs per annum over 5 years, making a churn of 40 start-up companies nearly one a week or MORE UNITS being built.

# Poulton Parish Council

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Cirencester  
Glos GL7 5HN  
Tel: 01285 851218  
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Planning Department  
Cotswold District Council  
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Dear Sirs

## **Rose Cottage, London Road, Poulton – 16/01797/FUL**

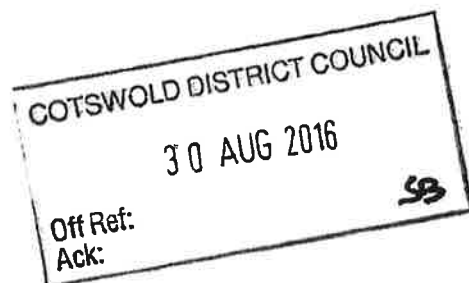
I was recently asked to visit the neighbouring property to Rose Cottage as the occupants (Mr and Mrs Adams) are concerned of the impact of the above application on The Old Forge.

Their concerns relate to light, privacy and the impact on the listed building.

I have advised them to contact the case officer and would be grateful if their concerns can be taken in to account when reaching a decision.

Yours sincerely

Chris Davies  
Chairman



Item 07  
16/01797/FUL CT.7B62/C. 21.

Chairman, Ladies and Gentlemen of the Committee

Rose Cottage  
London Road, Poulton

I am Amy Mann. I bought Rose Cottage in November 2013 and moved in March 2014 after some interior refurbishment. I chose to live in Poulton as it is conveniently close to my parents In law. So that they can help with my daughter who is now 4 years old. She was born 8 months before my husband died, so her grandparents are important in her life.

The reason why I ask for an application is that to improve my family home inside and out, giving my daughter and me a more spacious and pleasant place to live. Apart from it has 2 bedrooms, I wish to extend another bedroom to enable members of my family to come and stay occasionally. I also need space for my graphic design work. The current layout is unsatisfactory because at present, the sitting room is a draughty passage with the main access to the house on one side and door to the kitchen on the other. Moving the main entrance into the extension will make the sitting room a warmer and more secure place of which will be used all the time. This would enable me to use the kitchen as diner, not as at the moment, a kitchen/diner/sitting room.

I also want to improve the exterior of the house, the north side has been neglected for many years and building the new extension will significantly improve the look of the building.

I read the National guidelines on rear extensions and I believe that what is proposed falls within these guidelines. I have therefore asked Danny Sullivan to prepare an application which complies with National and Local Policies. I am sorry if the proposal has upset my neighbours but I must point out that as I am only 5 foot 4, I can never look out of the proposed roof lights, unless I stand on the chair.

I have asked my architect from Design living, to come and explain the technical aspects of the proposal and trust that you will feel able to approve the application.

Thank you for listening.

HEM 07  
16/01797/FUL CT.7362/C 22.



## APPLICANT'S TECHNICAL STATEMENT

Rose Cottage and its immediate neighbours were built with their principal elevations facing London Road and the main entrances to these properties are on that side. London Road is now a busy, trafficked thoroughfare and no longer convenient for safe access, as there is no facility to park a vehicle outside the houses.

In recent years a private driveway has been constructed to provide vehicle access to the rear of Rose Cottage and the adjacent Hill Brow and this now provides the principal access to Rose Cottage. Due to the internal arrangement of the house access is now via a side passage (an infill between Rose Cottage and Hill Brow) which has resulted in an en suite arrangement of ground floor rooms rendering the sitting room and dining room wide corridors and impractical to use.

An unsightly single storey, timber framed and clad lean-to has been built on the back of the house and used for storage. There is a generous garden area to the rear of the house, which is south west facing. This is currently underutilised due to the access arrangements.

The proposed extension, which has been designed under the planning guidelines and with discussions and agreement with the conservation officer, to provide a new principal entrance to Rose Cottage on the side of the building now used for vehicle access.

The extension has the additional purpose of rationalising the use of the ground floor rooms such that the sitting room is no longer a corridor by allowing direct access to the heart of the house without the need to pass through other rooms. It also provides a much needed utility room, boot room and additional bedroom at first floor level.

The materials have been selected to complement the existing building and to avoid eroding the setting of the adjacent listed building. The external windows have all been arranged to prevent overlooking to either Hill Brow or The Old Forge. In negotiations with the planners and the conservation officer all efforts have been made to ensure a harmonious addition to Rose Cottage in particular and to the immediate built environment in general. The proposals have the support of the LPA.

I refer in particular to the principal objections raised by the owners of The Old Forge:

- 1     **The extension will be overbearing and detrimental to the enjoyment of the property** – The extension has been sited away from the boundary and will have a minimal visual impact in what is an extensive rear garden.
- 2     **The rear garden to the Old Forge will be overlooked** – This is not so. A substantial existing high wall along the boundary between the two dwellings will ensure that there is no overlooking from the ground floor windows. The roof window has been sited 1.9m above first floor level to avoid any casual overlooking by any persons of average and above average height.
- 3     **Overshadowing and loss of light** – The proposed extension has been sited so as to avoid this from happening. The standard 45 degree angle rule has been applied and complied with.
- 4     **Impact on the setting of The Old Forge** – The impact of the proposed extension was assessed by the conservation officer and the applicant was asked

Item 07  
16/01/97/FUL CT. 7362/C 23.

to modify the original design to lessen its impact by reducing the size and form of the roof windows, ensuring that timber windows were specified, that oak lintels should be employed over new openings and that the roof covering should be a good quality artificial stone. These requests were met and the final design was considered acceptable within the parameter of the planning guidelines.

- 5 The owners of The Old Forge raised a supposed precedent in the refusal of the CDC planners to accept dormer windows in an earlier planning application by them to be reason to refuse permission for the Rose Cottage extension. That application pertained to a proposal to build *within* the curtilage of a listed building, not adjacent to it, which is the case with Rose Cottage. As such its impact on the setting of the listed building would be considerably greater and would therefore be subject, perhaps, to a more rigorous analysis and interpretation of the planning guidelines. We do not consider an objection on these grounds to be relevant to the proposals under discussion.

In summary the Applicant considers the impact of the proposed extension to Rose Cottage to its immediate neighbours and the Conservation Area in general to be minimal. It will provide much needed additional accommodation and will facilitate a much better use of the existing accommodation whilst respecting the context of the building and its immediate environment. The planning department agrees with this conclusion and I therefore ask the committee to find in the Applicant's favour.

Danny Sullivan Architect  
DesignForLiving  
12 September 2016

Item 07  
16/01797/FUL CT.7362/C  
24.