

**Item No 10:-**

**16/04422/FUL (CD.2288/W)**

**Land Adjacent To Tops Nursery  
Broadway Road  
Mickleton  
Gloucestershire  
GL55 6PT**

**Item No 10:-**

**Erection of a bungalow  
at Land Adjacent To Tops Nursery  
Broadway Road Mickleton**

<b>Full Application 16/04422/FUL (CD.2288/W)</b>	
<b>Applicant:</b>	Mr David Stowe
<b>Agent:</b>	Chance & Wildish Architecture Ltd
<b>Case Officer:</b>	Martin Perks
<b>Ward Member(s):</b>	Councillor Lynden Stowe Councillor Mark Annett
<b>Committee Date:</b>	14th December 2016
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**Main Issues:**

- (a) Residential Development Outside a Development Boundary
- (b) Sustainability of Location
- (c) Impact on Character and Appearance of the Locality
- (d) Impact on Residential Amenity
- (e) Highway Impact

**Reasons for Referral:**

The applicant is the brother of a District Councillor.

**1. Site Description:**

This application relates to a parcel of land located within the grounds of an existing garden centre/nursery located to the west of the village of Mickleton. The site lies approximately 230m from the western edge of the settlement. The application site measures approximately 400 sq metres in size.

The site is linear in form and extends in a roughly north west to south east direction. It is approximately 28m wide by 15m deep. It occupies an area currently used for storage. The south western boundary of the site adjoins a grassed area used in connection with the garden centre. The north western and north eastern boundaries adjoin areas of the garden centre occupied by polytunnels and storage areas. The south east boundary adjoins the curtilage of dwelling that is currently under construction.

The main garden centre buildings consisting of glasshouses and outbuildings lie to the east and north east of the application site.

The site is set back approximately 65m from the B4632 which extends in a north east to south west to the south of the application site.

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011.

The site is located outside the Cotswolds Area of Outstanding Natural Beauty (AONB). The AONB boundary runs along the southern edge of the B4632 approximately 75m from the south eastern boundary of the application site.

A Public Right of Way (HMN12) lies approximately 40m to the north of the application site.

## **2. Relevant Planning History:**

### Application Site:

None

### Land Within Tops Nursery:

CD.2288/E Continued use of existing building for the sale of fresh produce Refused 1980  
 CD.2288/F Continued use of existing building as a printing shop Granted 1982  
 14/04048/OUT Erection of a single dwelling (Outline application) Granted 2014  
 14/04379/OUT Erection of a single dwelling (Outline application) Granted 2014  
 15/02137/FUL Construction of 1 new 4 bedroom detached dwelling Granted 2015  
 15/02143/FUL Erection of 1no. 2 bedroom dwelling Granted 2015  
 15/02269/FUL Proposed replacement of three chimney flues on greenhouse boiler installation with two chimney flues Granted 2015  
 15/04549/FUL Proposed Tea Room ancillary to Nursery Granted 2015

### Land Between Arbour House and Harbourlow:

14/04050/OUT - Erection of a single dwelling (Outline application) Granted 2014

### Arbour House:

CD.2288 Erection of a bungalow Granted 1958  
 07/00472/FUL Erection of a single storey side extension and alterations to provide ancillary elderly person's annexe and enlarged living accommodation Granted 2007

### Harbourlow and Land to its Side and Rear:

CD.2288/C Outline application for an agricultural dwelling Granted 1969  
 CD.2288/C/Ap/1 Erection of one bungalow Granted 1969  
 10/04949/CLEUD Certificate of lawful existing use or development under Section 191 of the Town and Country Planning Act 1990 for the continued use of dwelling without complying with agricultural occupancy condition (f) of planning permission CD.2288/C Issued 2010  
 15/03926/FUL Demolition of derelict and defective glass houses and sheds. Construction of 1no. 4 bedroomed 1.5 storey detached house with garage Granted 2015  
 16/02322/FUL Erection of a bungalow Granted 2016  
 16/02323/FUL Erection of a bungalow Granted 2016

## **3. Planning Policies:**

NPPF National Planning Policy Framework  
 LPR05 Pollution and Safety  
 LPR19 Development outside Development Boundaries  
 LPR24 Employment Uses  
 LPR38 Accessibility to & within New Development  
 LPR39 Parking Provision  
 LPR42 Cotswold Design Code  
 LPR46 Privacy & Gardens in Residential Development

## **4. Observations of Consultees:**

None

**5. View of Town/Parish Council:**

None received

**6. Other Representations:**

One General Comments received;

i) 'I live immediately opposite this development and all I ask is that I have respect of lights and car lights pulling of drives etc and they will shine directly into my property .trees are planted to ensure privacy and minimal light to impact on my house . The property being built at present on the garden centre is like a ufo has landed with the bright lights .....and noise as the land echoes'

**7. Applicant's Supporting Information:**

Design and Access Statement

**8. Officer's Assessment:****Proposed Development**

The applicant is seeking permission to erect a 2 bed bungalow. The proposed dwelling will measure approximately 12.3m wide by 6.4m deep by 6m high. The external walls of the dwelling will be constructed in natural stone, the roof will be tiled in clay tiles and the windows will be painted timber.

Vehicular access is proposed via the existing main garden centre access onto the B4632.

**(a) Residential Development Outside a Development Boundary**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the Cotswold District Local Plan 2001-2011.

The application site is located outside a Development Boundary as designated in the aforementioned Local Plan. Development on the site is therefore primarily subject to Policy 19: Development Outside Development Boundaries of the current Local Plan. Criterion (a) of Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas) in locations outside designated Development Boundaries. The provision of the open market dwelling proposed in this instance would therefore typically contravene the guidelines set out in Policy 19. Notwithstanding this, the Council must also have regard to other material considerations when reaching its decision. In particular, it is necessary to have regard to guidance and policies in the National Planning Policy Framework (NPPF). Paragraph 2 of the NPPF states that the Framework 'is a material consideration in planning decisions.'

The NPPF has at its heart a 'presumption in favour of sustainable development'. It states that 'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles'. These are an economic role whereby it supports growth and innovation and contributes to a strong, responsive and competitive economy. The second role is a social one where it supports 'strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations'. The third role is an environmental one where it contributes to protecting and enhancing the natural, built and historic environment.

Paragraph 8 of the NPPF states that the three 'roles should not be undertaken in isolation, because they are mutually dependent'. It goes on to state that the 'planning system should play an active role in guiding development to sustainable solutions.'

Paragraph 47 of the NPPF states that Councils should identify a supply of deliverable sites sufficient to provide five years worth of housing. It also advises that an additional buffer of 5% or 20% should be added to the five year supply 'to ensure choice and competition in the market for land'. In instances when the Council cannot demonstrate a five year supply of deliverable housing sites Paragraph 49 states that the 'relevant policies for the supply of housing should not be considered up-to-date'.

In instances where the development plan is absent, silent or relevant policies are out-of-date the Council has to have regard to Paragraph 14 of the NPPF which states that planning permission should be granted unless;

' - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- specific policies in the Framework indicate development should be restricted.'

The application site is located outside the Cotswolds Area of Outstanding Natural Beauty and as such the first bullet point above is applicable when determining this application.

The land supply position has recently been considered at two Public Inquiries. The Inquiries in question relate to proposals to erect up to 90 dwellings on Land to the east of Broad Marston Road, Mickleton (APP/F1610/A/14/2228762, CDC Ref 14/02365/OUT) and up to 71 dwellings on land to the south of Collin Lane, Willersey (APP/F1610/W/15/3121622, CDC Ref 14/04854/OUT).

In relation to the Mickleton decision the Planning Inspector stated 'I consider that a 5-year supply of deliverable housing land is demonstrated.' He stated 'the agreed supply of housing would be sufficient to satisfy the 'objectively assessed housing need' of 380dpa over almost the next 9 years'. The Inspector also stated that he considered that the Council was no longer a persistent under deliverer of housing and that 'it is thus inappropriate to apply the 20% buffer now.' In the case of the Willersey application the Inspector agreed that a 5% buffer was appropriate and that the 'LPA can reasonably show a 7.63 year supply of deliverable housing land.'

Since the issuing of the above appeal decisions the Council has also reviewed the Objectively Assessed Need (OAN) for housing in Cotswold District. The review indicates an increase in the housing requirement for the District from 7,600 to 8,400 dwellings over the period of the emerging Local Plan (2011-2031). In order to meet this additional requirement the Council will need to increase supply from 380 to 420 dwellings per annum. Whilst this increase has an impact on the Council's 5 year supply recent completion rates have been in excess of the 420dpa figure meaning that the Council can still demonstrate a supply of 7.54 years (May 2016). It is therefore considered that the Council can demonstrate a robust 5 year supply of deliverable housing land in accordance with Paragraph 49 of the NPPF. In such circumstances Officers consider that the adopted Local Plan policies that cover the supply of housing (eg Policy 19) are not automatically out of date in the context of Paragraph 49. Notwithstanding this, it does remain pertinent for a decision maker to consider what weight should be attributed to individual Local Plan policies in accordance with Paragraph 215 of the NPPF. Paragraph 215 states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight they can be given)'. There will therefore be instances where new open market housing outside existing Development Boundaries can constitute sustainable development as required by the NPPF. The blanket ban on new open market housing outside such boundaries is therefore considered to carry little or no weight when assessed against Paragraph 215. In the Mickleton appeal previously referred to the Inspector considered that Policy 19 was 'time-expired, conforms to a superseded strategy, fails to reflect the advice in the Framework (NPPF) in severely restricting rather than significantly boosting the supply of housing and conflicts with the emerging

strategy.' He considered that Policy 19 'can only be regarded as out of date.' The Inspector in the Willersey case reached the same conclusion. In light of these opinions Officers consider that Policy 19 is out of date in the context of the NPPF and as such the tests set out in Paragraph 14 are applicable when determining this application.

In addition to the above, it must also be noted that even if the Council can demonstrate the requisite minimum supply of housing land it does not in itself mean that proposals for residential development outside existing Development Boundaries should automatically be refused. The 5 year (plus 5%) figure is a minimum not a maximum and as such the Council should continually be seeking to ensure that housing land supply stays above this minimum in the future. As a result there will continue to be a need to release suitable sites outside Development Boundaries identified in the current Local Plan for residential development. It is considered that the need to release such sites represents a material consideration that must be taken into fully into account during the decision making process.

The final emerging Local Plan consultation paper (Cotswold District Local Plan 2011-2031: Submission Draft Reg 19 June 2016) is currently subject to public consultation. The following draft policy provides an indication of the new Local Plan's approach to new residential development outside the 17 proposed key settlements.

### Policy DS3 RESIDENTIAL DEVELOPMENT OUTSIDE THE PRINCIPAL SETTLEMENTS

1. Outside the Development Boundaries of Principal Settlements, small-scale residential development will be permitted provided it:

- (a) is within or adjacent to a rural settlement;
- (b) demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally.
- (c) is of a proportionate scale and maintains and enhances sustainable patterns of development;
- (d) complements the form and character of the settlement;
- (e) does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period; and

2. Applicants proposing two or more residential units on sites outside Development Boundaries should complete a rural housing pro-forma and submit this with the planning application.

The above draft policy may be subject to change as a result of the recent consultation process and as a result carries minimal weight at the present time.

Overall, and notwithstanding the current land supply figures it is necessary to have full regard to the economic, social and environmental roles set out in the NPPF when assessing this application. These issues will be looked at in more detail in the following sections.

#### **(b) Sustainability of Location**

Mickleton is not designated as a Principal Settlement in the current Local Plan. However, the latest Local Plan consultation paper 'Cotswold District Local Plan 2011-2031: Submission Draft Reg.19 June 2016' identifies the village as one of 17 settlements that has sufficient facilities and services to accommodate new residential development in the period up until 2031. The village has a primary school, convenience store, post office, butchers, two public houses and a hotel. The Local Plan Consultation Paper states that the settlement ranks 13th in the District in terms of its social and economic sustainability. It considers that Mickleton along with Chipping Campden, Willersey and Blockley form part of a cluster of settlements that serve the northernmost part of the District. Collectively the aforementioned settlements are considered to have the necessary services, facilities and employment opportunities to provide for the local population. Taken together the settlements are also considered to be able to accommodate sufficient housing to make a reasonable contribution to the overall District requirement of 8400 dwellings without compromising the strong environmental constraints present at Chipping Campden. Paragraph 55

of the NPPF states that 'where there are groups of smaller settlements, development in one village may support services in a village nearby.'

This is reinforced in the Government's Planning Practice Guidance which states;

'It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. This is clearly set out in the National Planning Policy Framework, in the core planning principles, the section on supporting a prosperous rural economy and the section on housing.

A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.'

It goes on to say; 'all settlements can play a role in delivering sustainable development in rural areas and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.'

It is evident that the ability of Mickleton to accommodate new residential development has been assessed as part of the emerging Local Plan process. The Local Plan Consultation Paper recognises that the village is able to offer a range of services and amenities which can meet many of the day to day needs of the community. Moreover, it also supports a reasonable growth in the village's population to help 'address local affordable housing needs; sustain existing facilities; and maintain Mickleton's role as a local service centre.' Mickleton has therefore been recognised as a sustainable location for new residential development.

The current application site is located on the south western outskirts of the settlement. In terms of distance the southern entrance to the site is located approximately 1km from the main convenience foodstore in the centre of the village and approximately 750m from the village Post Office. The village's primary school is approximately 800m away. Bus stops are also located in the centre of the village and are within walking distance of the proposed development. There is no pedestrian footway alongside the B4632 from the application site to the mini roundabout adjacent to the southern edge of the village approximately 420m to the east. However, the remainder of the route does contain a footway. Moreover, there is an existing Public Right of Way (HMN12) leading from the northern edge of the garden centre into the village that avoids the need to walk alongside the main road. Part of the Right of Way will also be enhanced as part of the recent permission for 70 dwellings on the fields to the west of Cotswold Edge and Arbour Close (13/04237/OUT). This will provide a safer means of pedestrian access into both the village and to the primary school. In addition, it must also be noted that planning permission has recently been granted for a number of residential developments in the vicinity of the application site. Permission has been granted for two dwellings (14/02685/OUT) on land at Cotswale approximately 130m to the south west of the current application site and for a single dwelling (14/04972/FUL) adjacent to Maple House approximately 90m to the north of the dwelling now proposed. Permission also exists for 2 dwellings within the existing garden centre, for 1 dwelling on land between Arbour House and Harbourlow approximately 90m to the north east of the application site and for 3 dwellings on land to the side and rear of Harbourlow approximately 120m to the north east of the current site. The aforementioned permissions highlight that the area is one where new residential development has been considered to be acceptable in principle.

Overall, it is considered that the site is located in close proximity to the existing settlement and to be within reasonable cycling and walking distance of village facilities and amenities and public transport links. It is therefore considered that the site does represent a sustainable location for new residential development in terms of accessibility to services, facilities and amenities.

### **(c) Impact on Character and Appearance of the Locality**

The application site forms part of an established garden centre/nursery. It occupies a modest parcel of land on the edge of the existing business operation. The site is bordered to its north and east by horticultural buildings, storage areas and car parking. To its west is an area of grassland and an orchard, beyond which is a coniferous hedge and a commercial building and dwelling.

The site is not readily visible from the B4632. An existing coniferous hedge screens the site when heading east along the aforementioned highway. Existing vegetation, dwellings and commercial development help to screen the site when heading west along the B4632. Vegetation and buildings also screen the site from the Public Right of Way that passes the northern edge of the garden centre. The site is set within a context of existing horticultural buildings, a car park and garden centre paraphernalia. The site does not extend into the open countryside.

The glasshouses and associated buildings are partly visible from higher ground within the AONB to the south. They already form an established part of the landscape when viewed from the AONB. The application site occupies a very small section of the existing garden centre site and is seen in conjunction with existing development. The introduction of a single dwelling is considered not to represent an obtrusive or incongruous form of development in the context of the existing site. The design of the proposed dwelling and the use of natural stone are also considered to respect the character and appearance of existing dwellings in the locality. The proposal is therefore considered not to have an adverse impact on the character or appearance of the locality or the setting of the AONB. The proposed development is therefore considered to accord with Local Plan Policy 42 in this respect.

The cumulative impact of this proposal in combination with the other dwellings recently allowed in the locality has also been considered. In total, permission exists for 6 dwellings within or adjacent to the garden centre. A number of the dwellings recently approved front onto the B4632 and will therefore be visible from the aforementioned highway. The dwelling now proposed will be single storey and will be set back within the garden centre site. It will not be readily visible from public view and will not therefore result in an intensification in the level of development already approved alongside the B4632. In visual terms it is considered that the proposed development will not have a material impact on the character or appearance of the area. In terms of the level of built development in the area the proposed dwelling is modest in size and is located on a section of the garden centre site that is currently used for storage. The area already has a partly developed character and it is considered that the introduction of a single storey building in addition to the buildings already approved would not represent an overdevelopment of the site. The single storey form of the proposed dwelling is reflective of functional outbuildings often seen in the context of agricultural or horticultural establishments.

With regard to the introduction of a further dwelling onto the site it is of note that only two of the dwellings previously approved are located within the existing garden centre site. Four of the dwellings are located alongside two existing dwellings lying adjacent to the main garden centre. There is therefore a degree of separation between the dwellings that have already been approved. In addition, the application site is located on the edge of the existing garden centre and as such does not compromise the operation of the existing business. The proposed dwelling will result in a line of three dwellings being created on the edge of the garden centre site. However, it is considered that this does not represent a level of residential development that would appear incongruous or represent an inappropriate form of development.

In considering this application it is necessary to have regard to Paragraph 14 of the NPPF which states that planning permission should be granted unless the 'adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.' In order to refuse the application it would be necessary to demonstrate that the impact of the proposed development would not just be adverse but that it would 'significantly and demonstrably outweigh the benefits'. In this instance it is considered that impact of the proposed scheme would not significantly and demonstrably outweigh the benefits of



the proposal and as such the proposal would not conflict with Paragraph 14 of the NPPF in this respect.

Overall, it is considered that the proposed development respects the local character and distinctiveness of the locality and accords with Local Plan Policy 42. In addition, it does not contravene guidance in Paragraphs 14, 17, 109 and 115 of the NPPF.

#### **(d) Impact on Residential Amenity**

The application site is located on the edge of the existing garden centre/nursery business. It lies approximately 20m from an existing greenhouse and adjacent to a car park and external storage areas. To the rear (west) of the site lies an orchard/grassed area. The proposed dwelling will be located in close proximity to existing garden centre activities. However, it is noted that the scale and form of the existing business operation generates limited noise, odour and disturbance. There are also a number of other dwellings located in close proximity to the site which co-exist with the existing business without causing problems for either party. On balance it is considered that a dwelling could be introduced onto the site without having an unacceptable impact on the amenity of future residents or restrict existing business activities. The proposal is therefore considered to be in accordance with Local Plan Policies 5 and 46.

With regard to the concerns of the objector the site is located approximately 450m from Ninevah Farm and as such is considered to be sufficiently distant to avoid an unacceptable loss of amenity to the residents of the aforementioned dwelling.

#### **(e) Highway Impact**

The proposed development will utilise an existing vehicular access onto the B4632 which runs to the south of the application site. The access serves the existing garden centre and acts as the principal entrance for both customers and deliveries. The access opens onto a straight section of the B4632. The speed limit at the access point is 60mph. However, the limit reduces to 30mph at a point approximately 100m to the east of the entrance.

The issue of access visibility and vehicle speeds was assessed during the course of the previous applications for residential development on this site. The applicant commissioned a speed survey which recorded that the 85th percentile wet weather speed of traffic at the point of access to be 45.5mph heading south westwards away from Mickleton and 44.9 mph heading north-east towards the village. The speeds require the provision of visibility splays of at least 125m which can be achieved in this instance. Gloucestershire County Council Highway Officers raised no objection to the original application for dwellings on this site and it is considered that there has been no material change in circumstances in the intervening period. It is considered that the proposal accords with Local Plan Policies 38 and 39 and guidance in Section 4 of the NPPF.

### **9. Conclusion:**

Overall, it is considered that the scheme will make a positive contribution to the Council's ongoing need to provide a continuing supply of housing land. The site also lies adjacent to a settlement which has been identified in emerging Local Plan papers as a potential location for future housing. It is therefore considered to represent a sustainable location for the proposed development in terms of accessibility.

The proposed development is considered not to have an adverse impact on the character or appearance of the locality or the setting of the AONB either in isolation or in conjunction with the extant permissions for residential development in the locality. It is considered not to result in a material increase in car borne commuting, not to have an adverse impact on the vitality and viability of the settlement or cause significant harm to existing patterns of development.

On balance it is considered that the benefits arising from the proposal outweigh its limited impacts and as such there are strong material considerations that justify a departure from the current Development Plan. It is therefore recommended that the application is granted.

#### 10. Proposed conditions:

In pursuance of their powers under the above Act, and having regard to the Town and Country Planning (Development Management Procedure) (England) Order 2015, the development was considered to be contrary to the following : Cotswold District Local Plan Policy 19. However, the following material considerations were of sufficient merit to justify the permitting of the development:

The proposed scheme will address the Council's need to provide a continuing supply of housing land and is located in close proximity to a sustainable settlement. These benefits are considered to outweigh the other limited impacts arising from the scheme including the impact on the setting of the Cotswolds Area of Outstanding Natural Beauty. The proposal accords with the principles of sustainable development as set out in the National Planning Policy Framework.

The Council therefore **PERMITS** the above development in accordance with the details given on the application form and submitted plans, which are subject to the following **conditions**:

The development shall be started by 3 years from the date of this decision notice.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): 15-003-03

**Reason:** For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to the construction of any external walls of the dwelling hereby approved samples of the proposed walling and roofing materials have been approved in writing by the Local Planning Authority and only the approved materials shall be used.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the construction of any external walls of the dwelling hereby approved a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

**Reason:** To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

All door and window frames shall be recessed a minimum of 50mm into the external walls of the building.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

No bargeboards, exposed rafter feet or eaves fascias shall be used in the proposed development.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Local Plan Policy 42.

All windows shall be of timber construction and they shall be painted/finished in their entirety within one month of their installation in accordance with a colour that has first been agreed in writing by the Local Planning Authority and permanently retained as such thereafter unless similar alternatives are first agreed in writing by the Local Planning Authority.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

**Reason:** To prevent pollution of the environment in the interests of the amenity in accordance with Local Plan Policy 5



**COTSWOLD**  
DISTRICT COUNCIL

**Land adj to Tops Nursery Mickleton**

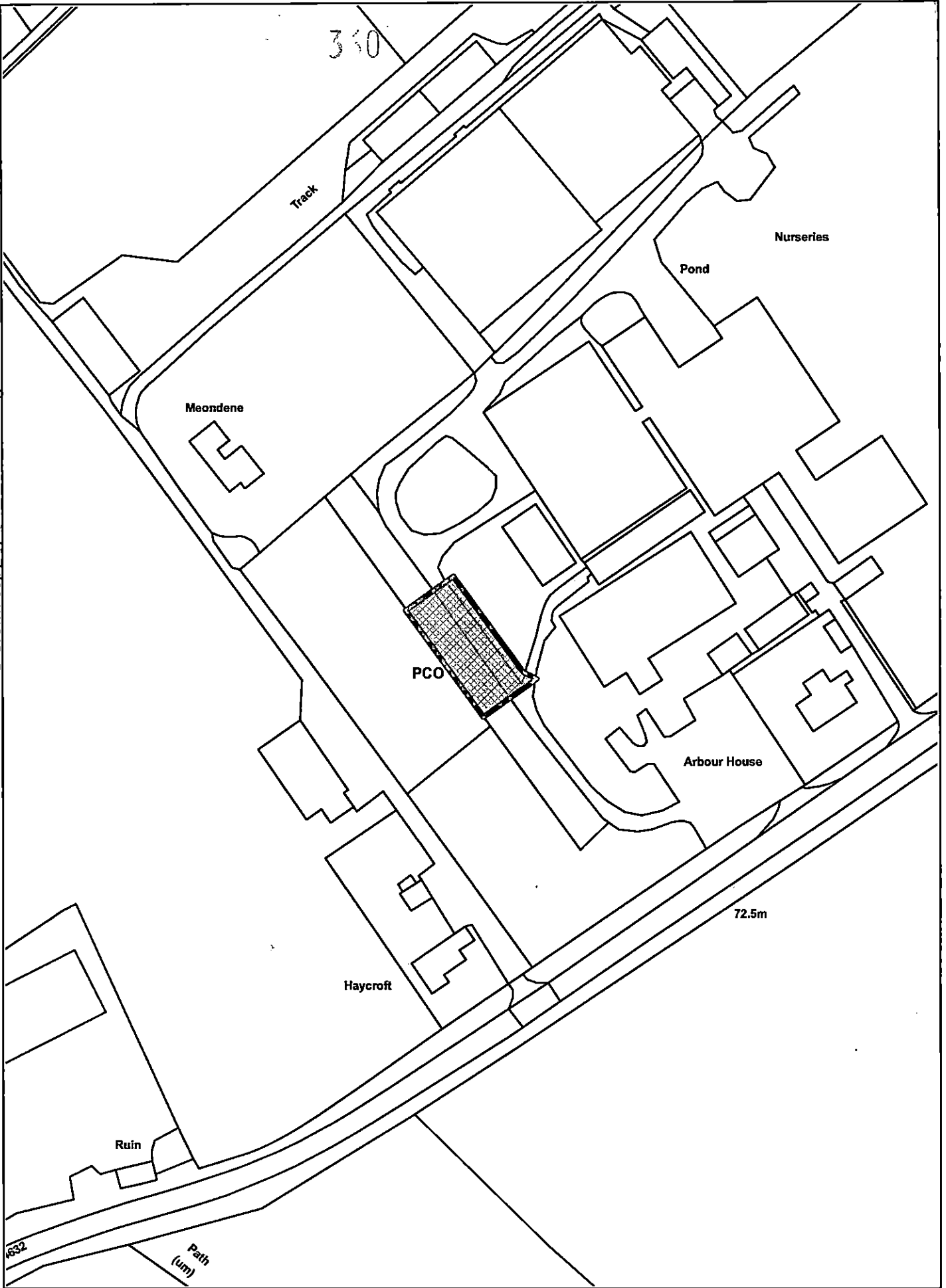
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Department:

Date: 01/12/2016

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**COTSWOLD**  
DISTRICT COUNCIL

**Land adj to Tops Nursery Mickleton**

Organisation: Cotswold District Council

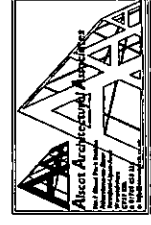
Department:

Date: 01/12/2016

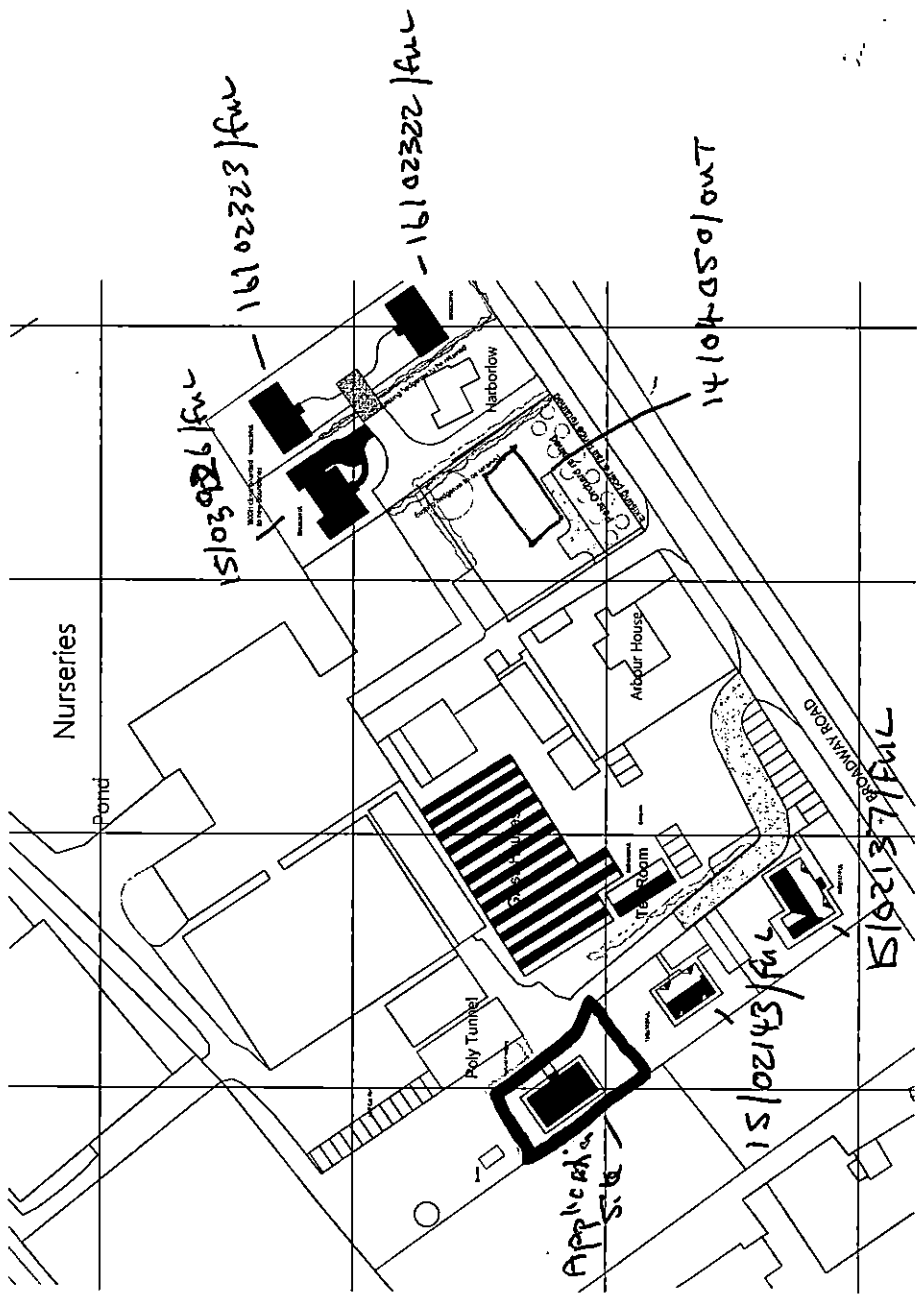
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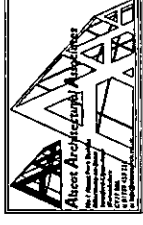
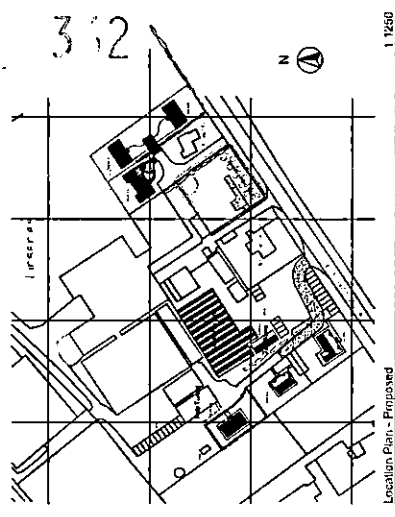
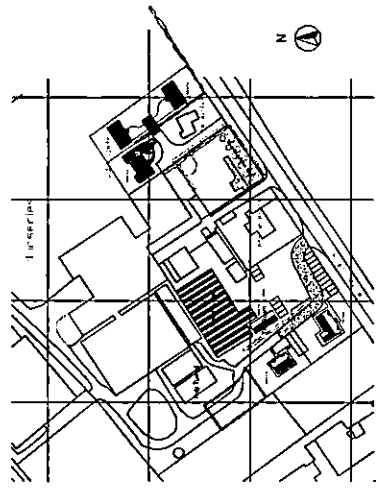
Client:	Mr. David Stowe
Project Title:	Proposed bungalow
Site Address:	Land adjacent to Harborlow Broadway Road Mickleton C153 0PT
Drawing Scale:	1:500
Drawing Date:	15/02/15
Drawn By:	AMT
Checked By:	AMT
Number:	15-003-04



1:500

Site Plan

1:1250  
 Location Plan - Existing



Client: Mr David Stone  
 Project Name: Proposed bungalow  
 Site Address: Land adjacent to Herbolow  
 Granchway Road  
 Wickleton  
 CL53 6PT  
 Drawing Scale: 1:1250  
 Drawing No: 15-203-03  
 Drawing Date: 15/03/03  
 Drawing Title: 15-203-03

