

PLANNING AND LICENSING COMMITTEE

8th February 2017

ADDITIONAL PAGES

ADDITIONAL PAGES - CIRCULATED TO MEMBERS BY POST

**AVAILABLE FOR PUBLIC INSPECTION UNDER THE PROVISIONS OF THE
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

Pages 1 - 14

PLANNING AND LICENSING COMMITTEE

8th February 2017

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
02	16/00202/FUL CD.9447/A	<p data-bbox="544 577 1326 689">Additional comments have been received from the Parish Council and are summarised below with officer comments to the points raised:</p> <p data-bbox="544 725 1366 1205"><i>'This Barn already has extant permission to be converted, keeping its existing low barrel roof in position. Councillors make the point that they have no objection in principle to the proposed extension being added to that extant permission, subject to comments below and consideration of Policy D66, but that the extension should be built with a matching barrel roof. However, having considered the revised application submitted in January 2017 in totality, and, whilst some of their original objections to the previous plans submitted in November 2016 have been addressed, they unanimously OBJECT to this revised application for the following material reasons: -</i></p> <p data-bbox="735 1240 1177 1279" style="text-align: center;"><u>SUMMARY OF OBJECTIONS</u></p> <ul data-bbox="592 1323 1366 2058" style="list-style-type: none"><li data-bbox="592 1323 1366 1653">• <i>The design, appearance and materials are unacceptable for a unique building set in a prominent, unspoilt landscape in the AONB adjacent to the Hidcote Conservation Area and within the setting of Listed Buildings. The revised plans do not conform to the Cotswold Design Code and Cotswold District Local Plan Policy 40 and the revised proposed conversion would not conserve or enhance this beautiful landscape.</i><li data-bbox="592 1659 1366 1800">• <i>The proposed access for the new driveway is not acceptable, in as much as the revised plans do not show where the new driveway is intended to join the highway.</i><li data-bbox="592 1807 1366 1948">• <i>The proposed new driveway around the northern edge of the property is not acceptable due to its close proximity to neighbouring properties and the related issues of noise and pollution that will arise</i><li data-bbox="592 1955 1366 2058">• <i>The two old and large magnificent walnut trees, approximately 30m from the existing barn, are not shown on the plans but should be and need to be</i>

protected

- *Low level lighting is not specified'*

1. The design, appearance and materials are unacceptable for a unique building set in a prominent, unspoilt landscape in the AONB adjacent to the Hidcote Conservation Area and within the setting of Listed Buildings. The revised plans do not conform to the Cotswold Design Code and Cotswold District Local Plan Policy 40 and the revised proposed conversion would not conserve or enhance this beautiful landscape.

Officer Response - The Parish Council have objected on the grounds of the materials not in keeping with the character and appearance of the building and surrounding area, the timber cladding that is referred to would be sited to the rear of the barn and with an appropriate finish would not detract from the character and appearance of the building. In addition the barn immediately behind the application barn also benefits from timber cladding which is visually prominent from within the surrounding area.

Whilst the change to a pitched roof would be visible from the surrounding area, this is a traditional roof form evident on existing buildings within the surrounding area, the change in roof form would not detract from the original character of the building or result in a significant impact on the wider area in particular the AONB.

2. The proposed access for the new driveway is not acceptable, in as much as the revised plans do not show where the driveway is intended to join the highway.

The proposed new driveway shown going around the northern edge of the property boundary is not acceptable due to its close proximity to neighbouring properties and the related issues of noise and pollution that will arise.

Officer Response - The application is a revised scheme for an extension and alteration to the barn, the access and parking arrangements are the same as the previously permitted extant permission ref: 14/03210/FUL.

3. The two old and large magnificent walnut trees approximately 30m from the existing barn are not

		<p><i>shown on the plans but need to be protected.</i></p> <p>Officer Response - These two trees are outside of the application site and therefore do not form part of the application.</p> <p><i>4. Low level lighting is not specified</i></p> <p>Officer Response - A lighting scheme was not conditioned on the previous extant permission, in addition permitted development rights including structures has been recommended to be removed as part of the conditions.</p>
03	15/05414/OUT CD.3893/G	<p>Additional Plans received by Agent – Please see attached.</p> <p>Note to Members that this application is for “Outline with all matters reserved for the demolition of the existing youth club and construction of up to 5 x 1 bedroom dwellings” any reference to bedsits within the report is to be replaced with construction of up to 5 x 1 bedroom dwellings.</p> <p>Four Further Letters Of Objection – Please see attached dated 25th, 27th January, 1st and 2nd February 2017.</p> <p>Existing and indicative street scenes received from Agent – Please see attached.</p>


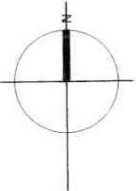
4
Hem 03
15/10/15
CP 3/3/3/15

FOSSE WAY



General Notes

1. This drawing is copyright ©



Status

PRELIMINARY

Revisions

Project

Proposed Dwellings
Stow Youth Club

Client

Stow Youth Club

Drawing

Proposed Site Plan

Scale 1:200 Date February '15

EASTABROOK ARCHITECTS RIBA #

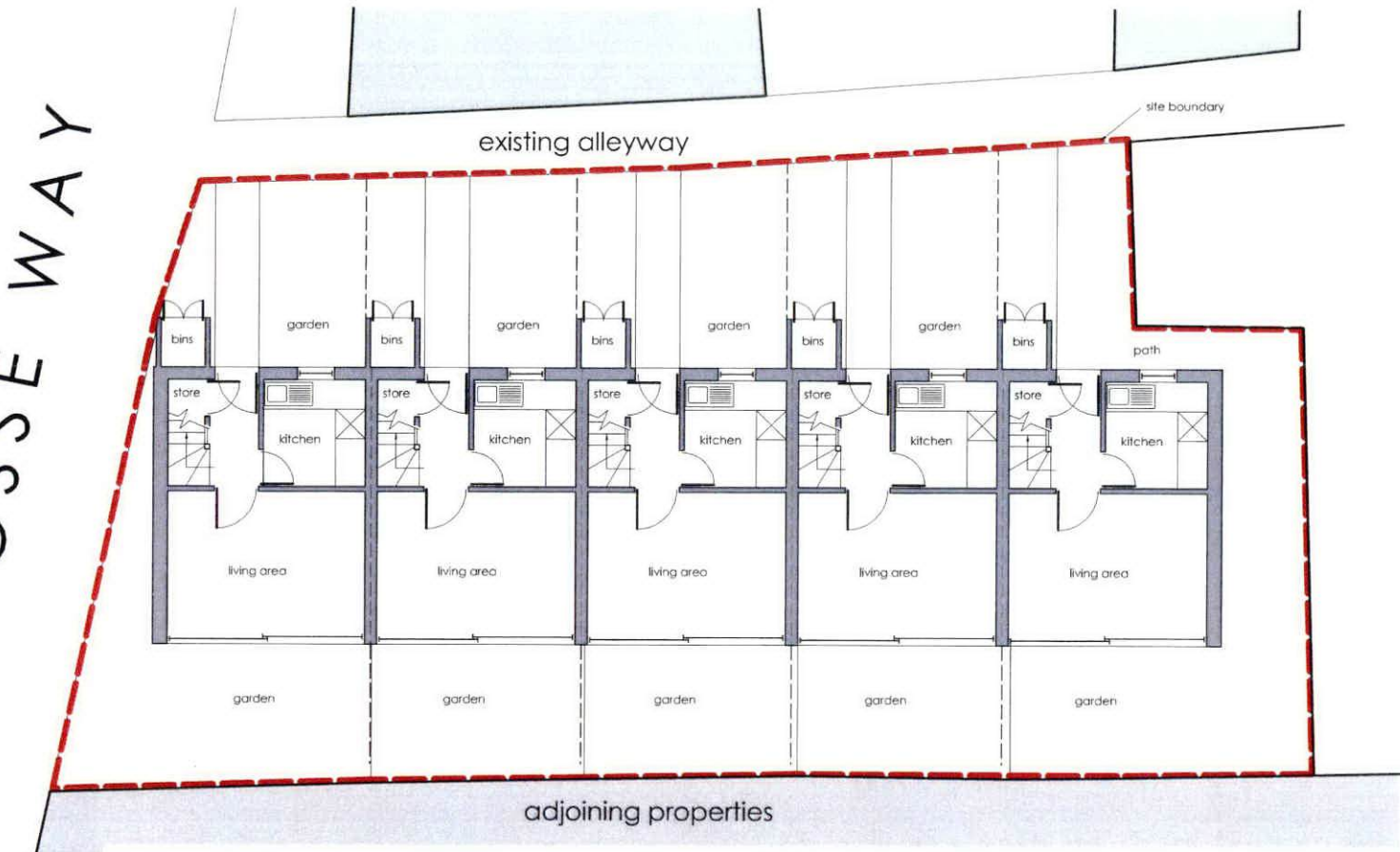
Kent House
Shrimp Street
Stow, Wilt. Wilt.
Close, Wiltshire BA14 1HQ

Phone: 01451 832541
email: info@eastabrookarchitects.co.uk
www.eastabrookarchitects.co.uk

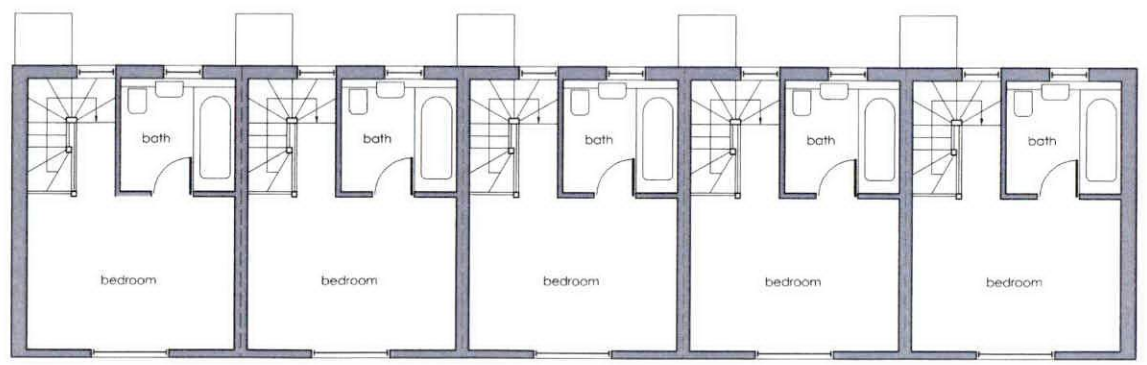
Drawing number	Revision
1204 / Sk 1 - 01	

1204 - Sketch 1 - 17.1.17 - rev 01 - 17.1.17 - 17.1.17

FOSSE WAY
 B



GROUND FLOOR



FIRST FLOOR

Hem 03.
 15/05/14/OUT.
 CD:30393/9.

General Notes	
1. This drawing is copyright ©	
Status	
PRELIMINARY	
Revisions	
Project	
Proposed Dwellings Stow Youth Club	
Client	
Stow Youth Club	
Drawing	
Proposed House Plans	
Scale	Date
1:100	January '17
EASTBROOK ARCHITECTS	
Kent House Sheep Street Stow-on-the-Wald Gloucestershire GL54 1HQ	
RIBA #	
Phone: 01451 830541 enquiries@eastbrookarchitects.co.uk www.eastbrookarchitects.co.uk	
Drawing number	Revision
1204 / Sk 1 - 02	
<small>1204_Skch 1_17_17.dwg printed on 18 Jan 2017 at 12:20:12</small>	

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

Comments were submitted at 2:03 PM on 25 Jan 2017 from Mrs A Smalley.

Application Summary

Address: Stow Youth Centre Fosseway Stow-On-The-Wold
CHELTENHAM Gloucestershire GL54 1DW

Proposal: Outline with all matters reserved for the demolition of the existing youth club and construction of up to 5 bedsits

Case Officer: Alison Hall

[Click for further information](#)

Customer Details

Name: Mrs A Smalley

Email:

Address: 7 Bailey Close Stow on the Wold CHELTENHAM

Comments Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: I respectfully request that this application is withdrawn as its title is a misrepresentation to the community of Stow-on-the-Wold. The content appears to be mainly concerned with securing permission for a new building on a separate piece of land, therefore the application potentially affects two community assets and areas of the town.

Upon signing a section 106 agreement on the 20 January 2017, the applicant was well aware Stow Town Council in their objection dated 22 December 2016, had requested the removal of King Georges playing field from the application,

"Council request that any reference to King George's Field be removed from the planning application," and confirmed that there is no agreement for a building to be constructed,

"Nothing has been resolved or agreed. Fields in Trust would also have to be consulted along with a public consultation."

With the signing of a Deed by two of the Trustees of the Stow Youth Centre 67 dated 20 January 2017, section 3

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CD.3893/9.

"Covenants with the Council," could prejudice any planning application made regarding King Georges playing field, Stow-on-the-Wold.

I am concerned that residents, particularly those who will be directly affected by the location of a new building on King Georges playing field, may be denied the opportunity to express their opinion and possible objections to the location.

7 Hem 03
15/05/14/OUT.
CD.3293/9.

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

Comments were submitted at 5:04 PM on 27 Jan 2017 from Miss Vera Norwood.

Application Summary

Address: Stow Youth Centre Fosseway Stow-On-The-Wold
CHELTENHAM Gloucestershire GL54 1DW

Proposal: Outline with all matters reserved for the demolition of the existing youth club and construction of up to 5 bedsits

Case Officer: Alison Hall

[Click for further information](#)

Customer Details

Name: Miss Vera Norwood

Email:

Address: Priory Studio The Square Stow on the Wold

Comments Details

Committer Type: Objection Comments

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway access and parking
- Impact on Conservation Area
- Loss of general amenity
- Other
- Over development

Comments: Having been a councillor of Stow on the Wold for 24 years and mayor for 4, people still approach me about local matters and many have discussed with me how unhappy and dissatisfied they are with these proposals. I was also trustee for the youth club for about 6 years and instrumental in acquiring additional land for the construction of the current building. I therefore feel very unhappy to see this application to demolish a perfectly acceptable, purpose built community building. I would like, therefore, to object in the strongest terms to this planning application for the following reasons:

- 1) It is impossible to comment on an application that does not provide ample information to support the proposals. This application is within a conservation area and therefore should provide adequate documentation to support it.
- 2) This building is purpose built and has integrated successfully into the historic townscape setting within

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CD.3893/9.

this Conservation Area. As this building is of relatively high quality construction, it would be a great shame and with no justification to demolish it.

3) This application offers no parking whatsoever and there is none in the environment to support it.

4) This youth centre should remain as an invaluable community asset for both Stow on the Wold and the district for the foreseeable future. This building is an invaluable asset for the charity, was built using donations from local people and has had many charitable grants, including one from the National Lottery. It would be a travesty for that to be disregarded and for this asset to be lost.

I thank you for your kind consideration in these matters.

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9 15/05414/OUT.
CD. 389319

From: Public Access
Sent: 01 February 2017 15:53
To: Alison Williams
Subject: Comments for Planning Application 15/05414/OUT

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

Comments were submitted at 3:53 PM on 01 Feb 2017 from Mrs Sue Brawn.

Application Summary

Address: Stow Youth Centre Fosseway Stow-On-The-Wold
CHELTENHAM Gloucestershire GL54 1DW

Proposal: Outline with all matters reserved for the demolition of the existing youth club and construction of up to 5 x 1 bedroom dwellings

Case Officer: Alison Hall

[Click for further information](#)

Customer Details

Name: Mrs Sue Brawn

Email:

Address: Preston on Stour Stratford upon Avon

Comments Details

Committer Type: Objection Comments

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway access and parking
- Loss of general amenity
- Over development
- Privacy light and noise

Comments: I object in the strongest terms to the implications of the Unilateral Undertaking. There is NO assurance within this document that the youth club will have any suitable premises in which to continue were this application to be approved. The vague suggestion that a suitable venue will be provided is inadequate and unsatisfactory. There is no indication at all of where this will be. There are no available locations identified and there quite simply are no other locations in the town, either temporary or for future development. The current building is purpose built and was constructed from public and charitable donations and grants to provide an alternative to the wooden structure that was originally out-grown by the

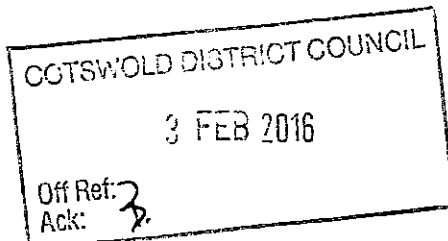
10 Hem 03
15/05414/OUT.
CD.3893/9

highly successful youth club beforehand.

I also object on the grounds that the plans for the five houses that are now part of the application are of ludicrous proportions and it appears to be a cynical attempt to overcome the inappropriateness of bedsit accommodation and to meet housing targets and requirements. These premises' rear aspects will look south onto a high brick wall. There will be no sun.

The very nature that they are now presented as houses will potentially attract perhaps two people as purchasers or renters. This, in turn, will require two parking spaces per abode - 10, potentially, in all. The suggestion that the parking requirement of these 'homes' will be far less than that required by the youth club is extraordinary. The youth club is patronised by children who are driven there by their parents. This activity happens on one night a week. A potential 5 - 10 residents will ensure a potential 5 - 10 required parking spaces on every day of every week. The town cannot support this additional residential parking in its centre and it is because of this and the objections above that I ask for this application to be refused.

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15/05/14/OUT.
CD.389B/9.



15 Preston on Stour
Stratford Upon Avon
CV 37 8NG

2nd February 2017

REF: 15/05414/OUT - Outline with all matters reserved for the demolition of the existing youth club and construction of up to 5 x 1 bedroom dwellings | Stow Youth Centre Fosseway Stow-On-The-Wold CHELTENHAM Gloucestershire GL54 1DW

Dear Ms Hall

Please accept this letter and attachments as further objection to the above planning application. I would be grateful if all are distributed to councillors forthwith.

I continue to object to the above planning application in the strongest terms. It can only be considered highly inappropriate that documents are submitted for a controversial planning application that present entirely the wrong impression in an effort to influence the decision making:

- The aerial view sketch of the five houses presents an area of land about 20% larger than the one showing the Youth Centre.
- The Youth Centre aerial image shows entirely the wrong proportions between its own building and those adjacent (as can be seen on the aerial photograph)
- The Youth Centre aerial image shows entirely the wrong proportions between the area of its land and those adjacent.
- The street view attached shows the considerable discrepancy between the actual and presented proportions of all elements of both drawings.

The employment of artistic license is NOT appropriate in official planning documents, as much is the absence of measurements in the recently submitted house and site plans. All it does is further question the reasoning and motives behind the need to demolish this entirely satisfactory community and charity owned building. With this apparent absence of integrity in the presentation of the details, I ask that this application be refused.

With my sincere thanks

Yours sincerely,

Sue Brawn BA LTCL

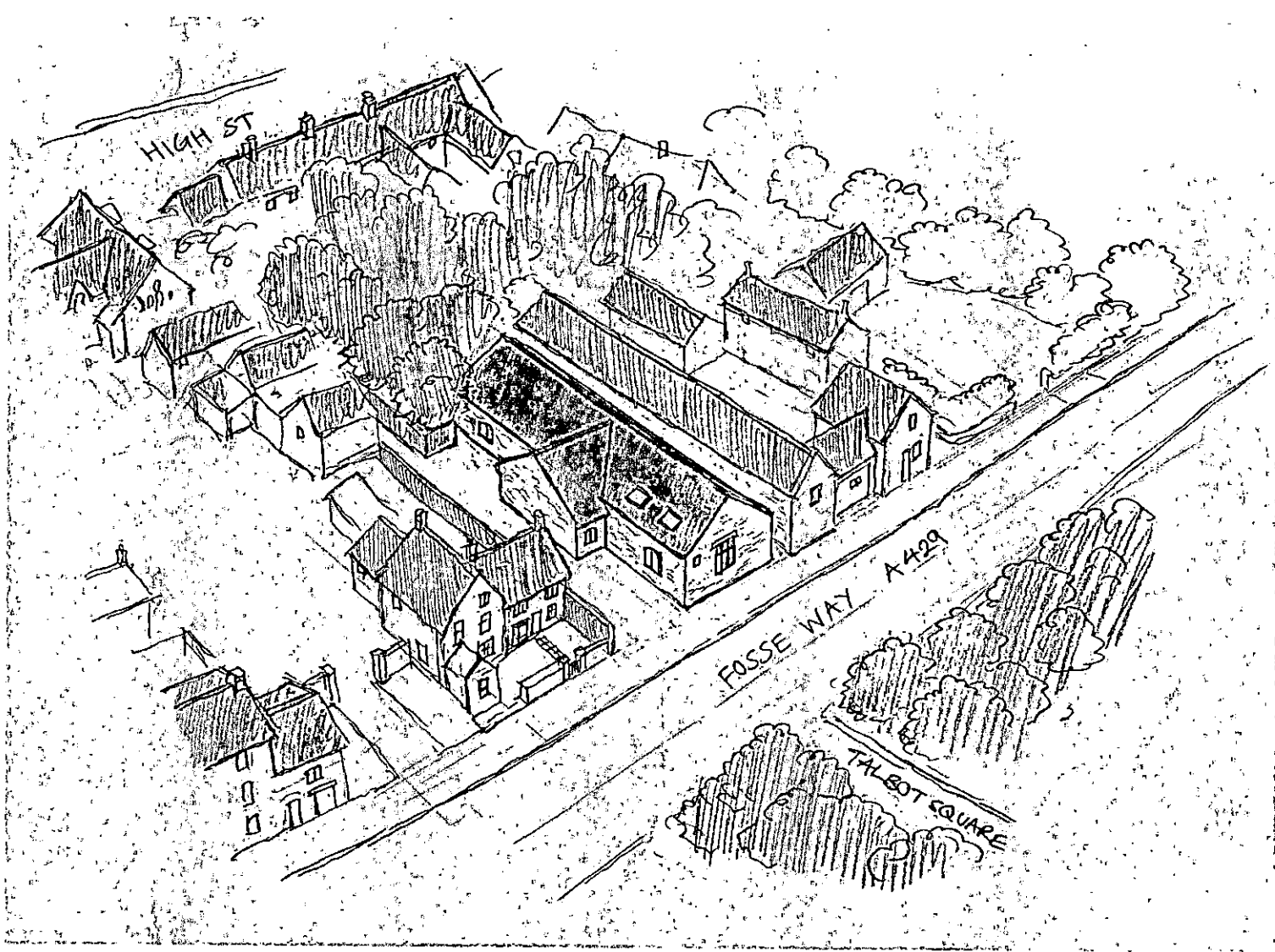
Encl.
Aerial View Houses
Aerial View Youth Centre
Aerial View Google
Google Street View

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CD. 3893/9.



13

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CD. 3893/9.

Item 03
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on 230019

14.

