

PLANNING AND LICENSING COMMITTEE

8th February 2017

ADDITIONAL PAGES UPDATE

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

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8th February 2017

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	16/02784/FUL CD.2240/7/J	Comments from Applicant – Please see attached dated 8 th February 2017.
02	16/00202/FUL CD.9447/A	Case Officer - Following discussions with the tree officer over the protection of the Walnut trees during any construction phase, it is recommended that the following condition is added to any subsequent decision to permit the application: Prior to commencement of development an arboricultural report detailing tree protection for the walnut trees shall be submitted to and approved by the Local Planning Authority. Once agreed the details shall be carried out in full and in accordance with any timescales therein. No service runs or services within the crown spread or root protection areas of the walnut trees. Reason: To safeguard the retained trees in accordance with Cotswold District Local Plan Policy 45.

Application 16/02784/FUL

Applicant Comments - Mr and Mrs S Senior

8 February 2017

Referral by Cllr Wilkins

1. Gloucestershire Highways Officers have visited the site because the original application included off-street parking. Gloucestershire has no objection to the revised proposal as it was calculated not to interfere with the line of vision of the junction between Roman Way and Station Road.
2. The proposal has been designed by a Cotswold-based architect to blend with the appearance of Roman Way in terms of both design and materials. A curved stone wall at the rear is included to add interest to the street scene.
3. The proposal is modest in size and meets the demand for housing in Bourton at this level of the market. The floor area of the house is the same as that of some three bedroom semi-detached homes on large developments.

Objections

Three households objected to the revised proposals along with the Parish Council. All the objections have been considered by the Case Officer and none have been found to be grounds for refusal.

In Summary

This is a modest proposal that meets in full the NPPF principles for presumption in favour of sustainable development. Primary and secondary schools, shops, public houses, restaurants, employment, community facilities and public transport are all within a five minute walk.

It also helps address the need in Bourton, and the south of England, to increase the number of smaller, more affordable and more efficient homes that are available as starter homes and for older people who wish to downsize.

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16/02784/FUL
CD.2240/7/5.