

PLANNING AND LICENSING COMMITTEE

8th March 2017

ADDITIONAL PAGES UPDATE

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Additional Representations on Schedule Items

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PLANNING AND LICENSING COMMITTEE

8th March 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 March 2017
03	16/05023/FUL CT.0078/1/X	Letter from agent sent to Members of the Committee – Please see attached dated 2 nd March 2017.
04	17/00168/FUL CD.9513/A	Further letter of objection has been received from Old Bake House - Raising objection to the design, impact on the Conservation Area and impact on privacy.
05	16/05271/FUL CD.6115/K	<p>Comment of Support and Photograph from Neighbour – ‘I attach a photo of our view of the current incongruous and ugly conservatory and fully support its removal and replacement by the proposed extension, which will greatly improve the area’.</p> <p>Further Comments, Site Location Plan and Photograph from Objector – ‘The drawing, which has been done by an architect, clearly shows that the 45 degree angle on the horizontal plane has been broken due to the excessive length of the proposed extension. The 45 degree line has been taken and drawn from the centre of my ground floor single storey sitting room. My understanding from speaking with the architect is that one should not be able to build beyond the 45 degree line. Also attached is a photograph showing the existing conservatory and sketched lines indicating the increased length and height of the proposed development and the subsequent impact on my property’.</p> <p>Case Officer’s response to Objector’s comments - For the proposed single storey extension not to comply with the "45 degree" approach, it must extend beyond/cross lines drawn at a 45 degree angle on both the vertical and the horizontal planes. As noted in my officer report (page 71 of the Agenda), neither the sunroom extension nor the lean-to extension would cross a line drawn at a 45 degree angle on the vertical plane. It is also noted that the single storey lean-to, which would be closest to the common boundary, would not cross a line drawn at a 45 degree angle on the horizontal plane. Whilst the end of the sunroom extension would cross a line drawn at a 45</p>

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		degree angle on the horizontal plane, it should be noted that the existing boundary treatment already breaks this line.
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Application 16/02784/FUL
Applicant Comments – Mr and Mrs Senior
8 March 2017

Site Inspection Briefing

The Site Inspection Briefing was 'to assess the impact on the street scene and the loss of open space'.

The plot is not a public open (green) space and will not be left unchanged. It is not immediately adjacent to the highway and *can be enclosed to a height of 2m without planning permission*.

Less than 50% of the space between 150 Roman Way and Station Road is taken by the proposed footprint of the house.

With regard to the street scene, as the Planning Officer explained at the February meeting, there is *no consistent line of development*.

The Planning Officer has advised that 'the size, design and proposed materials are consistent with the existing scene.' The proposal is more costly because of the *offset frontage and the inclusion of a feature curved stone wall at the rear*. We want the house to be appreciated as a worthy addition to the area.

Reasons for Refusal Presented by the Ward Member

Road Safety

Gloucestershire Highways did not formally object to the original proposal with off-street parking. There was a meeting and the parking element of the application was removed in the hope of expediting matters, as the application for planning permission was submitted at the start of July 2016.

Highways have visited and assessed the site, and have *no concerns with regard to vision splays and safety*.

There are double yellow lines at the corner of the junction. These lines would not encroach in front of the proposed build, but would prevent extra parking on the junction.

School buses and cars have very good facilities at both the school and the leisure centre car parks. *Roman Way is not a thoroughfare and is not used by school traffic.*

The Co-op store due to open is replacing the existing store, this represents the status quo.

Usually the two residential car parks and the car park of Market Place are mostly empty. If there were an issue with parking they would be regularly full.

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Hemol 3
16/02784/FUL CD.2240/7/5.

Look of the Place

As can be seen from the Ordinance Survey outline provided at the February meeting there is no uniform plan. There is a mixture of: housing complexes; terraced, semi-detached, and detached houses; and industrial premises.

The Size of the House

The floor area of the house is the same as that of some three bedroom semi-detached houses on the large developments.

The Need for New Homes

The Planning Inspectorate has made clear that a local authority having identified its housing land supply requirements is not a valid reason for refusing permission within the existing development boundaries.

Bourton does need more starter homes. The community is concerned that young people and families are unable to purchase homes in the area. Older people find it difficult to get the support and care required due to this problem. Employers struggle to recruit. This is only one house, but such self-builds should not be regarded as less worthy than large developments. *The Cotswolds character was created by individual builds.*

Also for Consideration

The National Planning Policy Framework states that there should be a *presumption in favour of sustainable development. This proposal meets all the criteria.*

The National Planning Policy Framework states that 'development should only be prevented on transport grounds where the residual cumulative impact of development is severe.' The Local Planning Policy does not consider the additional vehicles created by one additional modest dwelling to be harmful. Gloucestershire Highways advises that on-street parking benefits traffic calming.

And, the planning inspectorate August 2016 guidance states 'the reasons for refusal should be clear and comprehensive and if the elected members' decision differs from that recommended by their planning officers it is essential that their reasons for doing so are similarly clear and comprehensive.'

Thank you

Stephen and Rebecca Senior

March 2017

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KPF/P16-0616

2nd March 2017

Mr Stephen Hirst
8 Springfields
Tetbury
Gloucestershire
GL8 8EN

Dear Councillor Hirst

Planning Committee Meeting 8th March 2017
Planning Application ref: 16/0523/FUL – 27 Dyer Street, Cirencester

I am writing to you as a Member of the Cotswold District Council Planning Committee and in advance of Wednesday's meeting at which the above application will be discussed.

The application is for the change of use of an existing gym to six apartments. The application is recommended for approval by your Officer's and has only been subject to two objections. The local Ward Member; Councillor Harris has however called the application to Committee.

You will have received the Officer's Committee report, however I thought it may be of assistance if I provided a summary of the proposals and the background to the application (this is largely set out in my email appended to the Committee Report).

- The application to convert the existing gym into six flats follows extensive financial concessions by the applicants to the gym owners. The applicants cannot however continue to subsidise the gym and it will have to close regardless of the outcome of this application.
- The applicants have heavily subsidised the gym almost since it opened (April 1998) reducing the rent after just one year in an attempt to help the gym establish itself. A reduction of nearly 40% was given from September 2009 up to June 2015 when the applicants had no choice but to start charging interest. In this period of 6 years the applicants have written off nearly £50,000 in order to keep the gym operating and no rent has been paid this year to date.
- The gym owners have worked very hard but have been unable to afford full upkeep and maintenance to the gym. In May 2014 the showers badly leaked into the ground floor retail units. As the gym was unable to pay to repair the damage the applicants replaced the showers at their own initial cost which was in excess of £20,000. The gym has again leaked only a couple of weeks ago into the brand new 'Savers' health shop below requiring closure of the shop for part of the morning.
- The roof of the building also needs replacing due to regular pooling (as illustrated in the attached photos) and its construction from Woodwool Slabs which can collapse

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when wet. The gym is responsible for 50% of these costs which they simply cannot pay. The windows also need replacing.

- A new gym 'Fitness Space' has recently opened in Cirencester providing a modern new facility. The building subject of this application was built as a Church hall over 43 years ago and has many ancillary areas that are inefficient and is in need of significant refurbishment. The gym owners and applicants have looked at alternative premises at half the size. The applicants have offered to write off the gyms debts and give assistance in finding new premises.
- The building is located in Cirencester Town Centre where Local Plan policies support new residential development, including the change of use of commercial premises to residential at first floor level. The proposals will also contribute towards the supply of more modest sized properties in the District in a highly sustainable location.
- The proposals form part of a package of investment into the building, the majority of which will not require planning permission (i.e. replacement windows, re-cladding the canopy, adding new lighting and cleaning of the stone).

I trust the above is of assistance to you.

Yours sincerely

Kerry Pflieger
Principal Planner

Enc.

Cc: Claire Baker (CDC)

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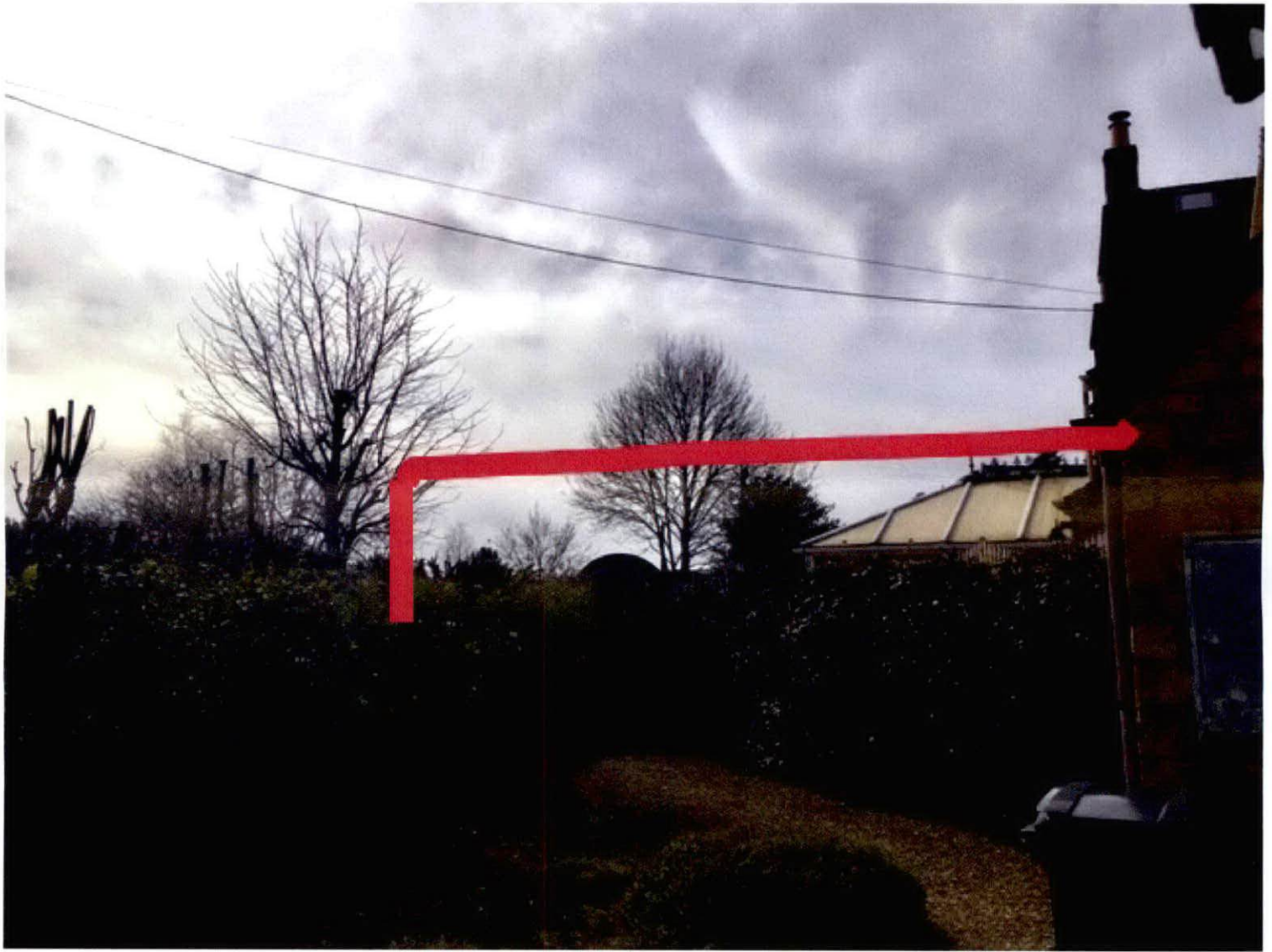
Willow House,
Clapton Row,
Bourton-On-The-Water,
Cheltenham,
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OS MasterMap 1:250,000/1:50,000 scale
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1:500 scale print at A4, Centre: 418827 E, 229425 N
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