

**PLANNING AND LICENSING COMMITTEE**

**10<sup>th</sup> May 2017**

**ADDITIONAL PAGES UPDATE**

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**Additional Representations on Schedule Items**

**Pages 3 – 10**

PLANNING AND LICENSING COMMITTEE

10<sup>th</sup> May 2017

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	17/00321/OUT CD.9631	<p><b>Suggested amendment to wording of Condition 8 on Page 21 of the Schedule -</b></p> <p>Prior to the erection of any external walls of the development hereby approved a foul drainage strategy detailing any on and/or off site drainage works and a timetable of proposed works shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker and the development shall be undertaken fully in accordance with the agreed details. No dwelling shall be occupied until the discharge of foul water from the site has been accepted into the public system fully in accordance with the drainage works referred to in the strategy unless a temporary alternative is first agreed in writing by the Local Planning Authority.</p> <p><b>Reason:</b> The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p> <p><b>Comments of the Housing Officer –</b> Please see attached dated 8<sup>th</sup> May 2017.</p> <p><b>Letter of Objection –</b> Please see attached letter dated 1<sup>st</sup> March 2017.</p>
02	16/04611/FUL CD.1647/Y	<p><b>One further objection received -</b></p> <p>'Whilst the revised proposals are reduced in scale and moved away from the back of the site I would still question whether the design is worthy of a site within the AONB? Perhaps the application should be reviewed by the Architects' Design Panel? Another major concern is the traffic as already previously documented. As far as I can see there is no change to the traffic management at the approach to the site i.e. no provision for traffic turning right into or out of the site. This is going to cause serious delays and frustration with queuing traffic and exacerbate the already over congested approach into Moreton town centre. It is too late to argue about the position of this supermarket and whilst many would argue that Moreton</p>

		needs another supermarket it should be placed nearer to where all the new houses are being built - there are no food outlets on the eastern side of town at all where the majority of the houses are being built. This means that anyone wanting to shop at Aldi will have to drive through Moreton and further add to the congestion experienced already. The landscaping proposals seem very minimal and this will not help the light and noise pollution which will have an adverse effect on the local environment and the hospital in particular, with light pollution and noisy lorry deliveries all through the night disturbing the tranquillity of the hospital setting. The impact of this store on local businesses is also of serious concern.'
04	16/02407/FUL CT.8494/B	<p><b>Down Ampney Parish Council have written in support of the application and they raise the following points -</b></p> <ul style="list-style-type: none"> <li>• Space is running out at the existing graveyard.</li> <li>• There has been significant community effort to raise funds for the planning application and the subsequent works.</li> <li>• The EA's precautionary stance is overly cautious and is causing needless community upset.</li> <li>• The water table in the area fluctuates and gravediggers have previously reported the ground near the church to be dry, even for double burials.</li> <li>• Ampney Brook is 200 metres away and is unlikely to be contaminated by leachate.</li> </ul>
05	17/00004/FUL CD.3972/N	<p><b>Case Officer -</b> Within the last paragraph on p116 the overall height and length of the proposed building was inserted incorrectly and should read as below:</p> <p>The existing dwelling is a dormer style property measuring approximately 6.61m in height. It has a linear form measuring approximately 13m in length by 5.4m in depth. In contrast the proposed dwelling will be approximately <b>5.8m</b> high and will have a principal elevation measuring approximately <b>23m</b> in length and a rear range measuring approximately 9m in width.</p>
07 & 08	16/03490/LBC CT.9112/F & 16/03489/FUL CT.9112/E	<b>Supporting Statement from Agent –</b> Please see attached.

## Martin Perks

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**From:** Anwen Hughes  
**Sent:** 08 May 2017 17:52  
**To:** Parish Council Longborough  
**Cc:** Martin Perks; Sue Jepson  
**Subject:** Planning application for land adjacent to Plum Tree Close, Longborough

Dear Jenny

Thank you for taking the time to speak to me today. I understand that the planning application for the above site is to go before planning committee this Wednesday (10<sup>th</sup> May).

I note that the parish council is supporting the mix proposed by the developer, not the mix proposed by the housing team at CDC. I wanted to make clear, before the planning application goes before committee, the reasoning for the mix proposed by the council and the potential implications of deviating from that mix.

Rented affordable housing is allocated through the council's housing register. This is a choice based lettings system where applicants 'bid' for the size of properties they are eligible for, in locations they wish to live in. The number of bedrooms an applicant is eligible for is based on the number, age and relationship of household members, in accordance with national housing benefit guidelines. In order to make best use of housing stock and limit the welfare bill, this means that a single person or a couple with no children are only be eligible for a 1 bedroom property, and a couple with two children (15 and under for same sex and 9 and under for different sexes) are only be eligible for a 2 bedroom property. Whilst they may wish to have a larger property, if they are applying for affordable i.e. subsidised housing they will be allocated property according to their assessed need, not their demand.

Whilst the parish needs survey identified a demand for 2, 3 and 4 bedroom rented homes, the households assessed need i.e. what they will be eligible for on the housing register, is different. The 2 bed demand is from couples, who would only be eligible for 1 bed properties on the council's register and the 4 bed demand would only be eligible for a 3 bed at present.

There are approx. 1650 households on the council's register for rented affordable housing. The housing mix proposed by the council was targeted at the identified need (not demand) of Longborough. Whilst priority for allocation is set to start at parish level as with all our new sites, it only applies to eligible households. This means that for a 2 bedroom house, a single or couple from Longborough would not be eligible to bid for the property, therefore would not have priority over a single/couple with children from outside the parish.

As this is not a rural exception site, the housing mix does not need to closely match the assessed need from the parish needs survey. With 1650 households on the Register, there is sufficient District need to support a different mix, however the consequences of this is that the homes are unlikely to be allocated to local people if they are not of a size to meet local need. There are currently no 1 bedroom rented affordable homes in Longborough, so there are no opportunities for singles and couples to meet their housing need in the village. In addition to the parish housing needs survey, the council's housing register also indicates that the majority of applicants with a Longborough connection and a preference to live in Longborough are 1 bedroom need. This was the rational for requesting three no. 1 bedroom homes for rent on this site.

We recommend that the low cost ownership homes for this site are shared ownership as there is no shared ownership in Longborough at present. Shared ownership caters for a far wider range of household incomes than any other low cost homeownership product and would have the best chance of meeting local need. Allocations for shared ownership are different. Previously, applicants were eligible for one more bedroom than their assessed need i.e. a couple could purchase a two bed shared ownership home. This has now been relaxed by central government and there is no restriction on the number of bedrooms for shared ownership. As a result of this, there is little demand for 1 bedroom shared ownership properties and we would recommend a 2 bedroom shared ownership

home for this site. If both homes were to be provided as shared ownership we would consider a 2 bed and a 3 bed to offer choice.

For Discount Sale homes, applicants have to be able to demonstrate that they cannot afford to meet their housing need on the open market. Whilst we allow purchase of one more bedroom than assessed need (as this was previously allowed be central government for shared ownership), a couple would not be eligible for a 3 bed home. The discounted price of a 3 bed home would still exceed the open market cost of a 1 bed home, therefore they would be assessed ineligible as a result of being able to meet their need on the open market. Evidence from other sites in the north Cotswolds (Moreton and Mickleton) has shown that 1 bed and 3 bed Discount Sale Homes are more difficult to sell as couples are eligible for 2 beds and, even with a discount, 3 bedroom homes are still too expensive for local wages. We recommend that any discount sale properties on this site are 2 bedroom. A local connection cascade applies to discount sale homes as well as others so if there was no local person able to purchase, it would cascade out to surrounding parishes and district. After a period of time if there were no suitable applicants the developer has the option to sell the home privately at full open market value and offer the council a commuted sum to the value of the intended discount for provision of affordable housing elsewhere.

I apologise that the email is a little longer than hoped but allocations are more complex than they initially appear. Whilst the council can support a different mix to that which I proposed, I need to make sure that the consequences of that decision are clearly understood. We often receive a lack of support for new development from local people where previous schemes have been or are perceived to have been let to people from outside the parish. However if the homes built do not meet the locally assessed need then this is likely to be the outcome as we cannot expect a housing association to hold a property empty until a local family needs it. If there is no eligible local applicant at the time the property is ready to let, it will be allocated to someone in need from outside the parish.

I hope this is helpful and would be grateful if you could share it with parish councillors at your meeting tonight.

Regards

**Anwen Hughes**  
**Strategic Housing Manager (Interim)**  
Cotswold District Council  
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email: [anwen.hughes@cotswold.gov.uk](mailto:anwen.hughes@cotswold.gov.uk)  
Tel: 01285 623000

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Item 01 17/00321/OUT.  
CD. 9631.

FAO. The Planning Officer  
Cotswold District Council  
Trinity Road  
Cirencester  
Gloucestershire  
GL7 1PX.

**Mark Barber**  
**The Rectory**  
**Longborough**  
**Moreton in Marsh**  
**Gloucestershire**  
**GL56 0QF.**

1<sup>st</sup> March 2017.

Dear Sir,

**Reference: Objection to Planning Application 17/00321/OUT**

I felt compelled to write to you as a concerned resident of Longborough, where the development referenced above is being proposed adjacent to the existing development at Plum Tree Close.

I note that the planning notice states:

**“An application has been received for the following development which does not accord with the provisions of the development plan in force in the area in which the application site is located”.**

To which I ask, why is it being considered when there are several good reasons why this blatantly profiteering property development scheme should be declined?

The Cotswolds AONB is steadily being blighted with every possible piece of potential development land being touted as a suitable site to erect more dwellings on. If these various developments are all passed, our children will inherit a sprawling conurbation that, locally to me, merges Moreton in Marsh with Stow on the Wold, and no doubt similar situations elsewhere in the district.

Specifically, to this application, I note the following reasons why I firmly believe that this application should be declined;

- There is a new development at Dunstall Farm, Moreton in Marsh, which substantially eclipses any other local need for affordable homes being built.
- Additional stress on an already struggling village drainage system, with unresolved sewer issues at the existing Plum Tree Close development.
- Irrevocable destruction of green space within the AONB.
- Longborough is not within the Gloucestershire Development Boundary, so does not have this pressure to be developed.
- Previous development at Plum Tree Close was Approved only as AN EXCEPTION and because it was for social housing, not affordable homes.
- This proposal is not supported by the Parish Council
- This is not Social Housing, there is no proven requirement for Market Led Affordable housing in Longborough. My understanding is that a portion of the proposed development is for multi bedroom “executive commuter” housing that would command prices in excess of affordable housing.

I hope that when reviewing this application you will see it for what it is, an opportunistic commercial development to line the pockets of the developer and their advisers whilst spoiling yet another piece of the AONB. I would also comment that should this development be passed it will undoubtedly prove to be the thin end of the wedge with other pockets of arable land or light industrial sites jumping on the bandwagon.

Respectfully yours,

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Item 01  
17/00321/OUT.  
CD.9631.

## INTRODUCTION

54 Gloucester Street is a grade II listed building which is included in the list primarily for its group value with 50 & 52 Gloucester Street.

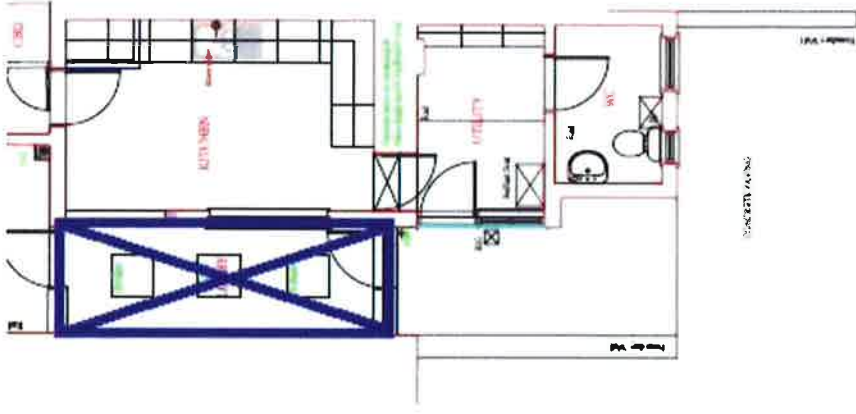
All three properties are of a similar plan form with an elaborate frontage to the West and the more functional red brick elements to the East.

## BACKGROUND INFORMATION

A previous scheme to extend the property has been approved to infill the area to the South as illustrated opposite. The compromise needed to gain the approval isolated the new volume and ultimately the clients concluded it wouldn't fulfil their requirements.

After considering their options the clients concluded that an alternative scheme to extend the property to the East would be a better option. The application under consideration reflects this scheme & is intended to supersede the original approval.

The clients goal is to create a dining space with a connection to the garden as well as the kitchen. It's extremely modest in scale and represents a reduction in extension area from 6.6m<sup>2</sup> as approved to 4.4m<sup>2</sup>.



Previously approved extension area

8 Hem 07 + 08.  
16/03490/LBC CT. 9/12/17  
16/03489/FUL CT. 9/12/17

## RESPONSE TO OFFICER COMMENTS

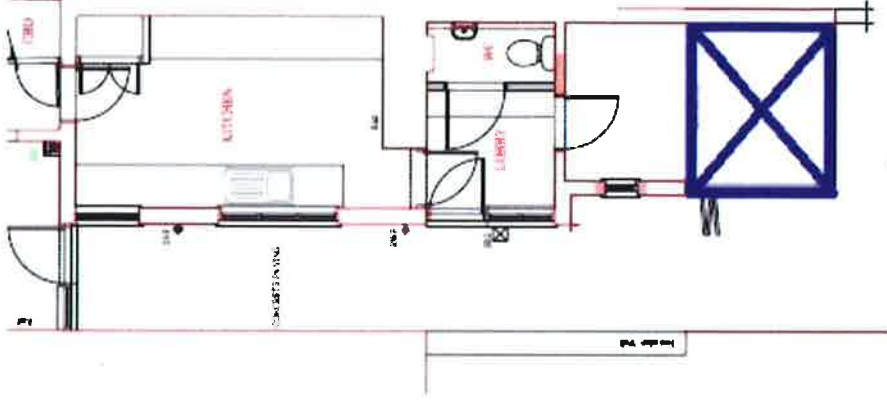
All three properties that form the group have evolved over time, the result of which is that no two are the same. Number 50 retains the original form but the fenestration has been re-modelled & number 52 has lost the outbuildings altogether.

**The officer states that a heritage assessment hasn't been provided.**

- This wasn't considered necessary for the previously approved scheme as well as the approved proposals at number 52. Given the nature of this proposal it doesn't appear to be necessary and no request has been made to provide one.

**The first reason given for refusal relates to masking the original form of the building.**

- The proposals simply extend the original form within the boundaries of the adjacent garden wall & a clear break is made from brick to a glazed frame which clearly retains the legibility of the original building.
- Extending any building will inevitably mask the original form to some level. The planning process serves to maintain a history of the buildings evolution and in this case the design adopted preserves this record physically.



Current application extension area

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Items 07 + 08.  
16/03490/LBC CT. 9112/F  
16/03489/FUL CT. 9112/F



- The plan form of a simple L shape with the extension of the rear, more functional elements is a common feature of many Victorian terraces in the town. This form is retained.

**The second reason given for refusal relates to the extensive loss of historic fabric**

- In most cases the addition of new volume to any building will inevitably result in the loss of original fabric to make use of the newly created volume.
- In the context of a group listing, the importance of a small section of brickwork & its associated fenestration appears to be disproportionate. The wall in question forms the gable of a connected outbuilding and not a section of more important masonry such as the frontage (illustrated opposite) which is clearly the primary reason for the listing.
- The previously approved scheme included a similar loss of brickwork in what could be argued as a more important position off the kitchen area.

**Summary**

The revised scheme was submitted in December 2016 & while the importance of the three properties isn't questioned the importance of the existing outbuilding seems to be over stated.

The clients are more than happy to effectively relinquish the previously approved scheme in favour of this one.



Street Frontage



Proposed South

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Items 07 + 08.  
16/03490/LBC CT. 9112 F  
16/03489/FUL CT. 9112 F.