

PLANNING AND LICENSING COMMITTEE

14th June 2017

ADDITIONAL PAGES

ADDITIONAL PAGES - CIRCULATED TO MEMBERS BY POST

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

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PLANNING AND LICENSING COMMITTEE

14th June 2017

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
03	17/00618/FUL CD.3919/D	Further Letter of Objection – Please see attached letter dated 8 th June 2017.
04 & 05	17/01419/FUL CT.8950/E & 17/01420/FUL CT.7622/D	Two further letters of support received - i) ' We are a farming family with 21 Alpaca, 170 Sheep, 18 Cattle and 3 horses between us. Before I bought Alpaca from Helen we travelled from County Durham to her Alpaca farm based on what we saw and liked on her website. We had looked at other Alpaca farms too but chose Helens. When we arrived at the farm it is even better than it looks on the internet and the biosecurity is amazing. It is nothing like that up here round our way. When we came to the farm Helen spent hours with us on the first and second occasion. She showed us her Alpaca and how they would adjust to our farming conditions, grounds and fencing which is mainly stone walls. Helen paid right attention to detail and made us so welcome. She talked about long term breeding genetics and which of ours to breed from and when. Shortly after purchasing them and settled at home, we took two of them to Westmorland Show. We were delighted with 4th and 5th places in very large classes behind what are the biggest and longest standing breeders up North. We were right chuffed, I can tell you. I have asked Helens help and advice by email and telephone since purchasing Alpaca from her, for other Alpacas we have here and she is always willing to assist me on anything Alpaca, and sheep for that matter. She is the only Alpaca breeder I know that can also talk

to me about laminitis, colic, dehorning cattle, prolapsed ewes and Longwool crosses.

Helen will never give up on an Alpaca that is poorly, no matter who it belongs to and looks at everything in her head to help sort it – there are not many folk round here like that. We are right glad we bought from her and support her now with her planning.'

ii) 'We have lived in South Cerney for 46 years and have always thought of Kensmyth Alpaca Farm as an asset to our village. It is on the edge of South Cerney and is unobtrusive and yet a lovey place to visit for tourists and families living in the area.

We have visited the above many times with our grandchildren and have always found Helen to be friendly, informative and passionate about her alpaca, as are her two polite friendly sons who help when they can on the farm.

Our family want to visit each time they come to stay - to meet Helen and the Alpaca and to learn more about them and the farm. Helen has an all-terrain easy access vehicle for the less able so no one misses out on the farm tour.

We have visited prior to writing to support the above and have looked at where the innocuous American Barn will hopefully be sited. We also noted that it will be very much in keeping with the other buildings on site. '

Further email from Applicant – Please see attached dated 1st June 2017.

THE COTTAGE
WESTINGTON
CHIPPING CAMPDEN
GL55 6EG

K Field Esq
Planning and Development Manager
Cotswold District Council
Trinity Road
Cirencester
Glos GL7 1PX

Application Reference Number: **17/00618/FUL (CD.3919/D)**

08 June 2017

Dear Mr Field,

**DEPARTURE FROM DEVELOPMENT PLAN. APPLICATION FOR THE
ERECTION OF 4 BEDROOM HOUSE WITH DETACHED GARAGE AT
HILLBARN WESTINGTON CHIPPING CAMPDEN GLOUCESTERSHIRE GL55
6EG NEW DETAILS. OBJECTION. TREES AND APPARENT INACCURACIES IN
PRESENTATION TO CDC PLANNING AND LICENSING COMMITTEE.**

Further to my letter of 08 May 2017 and to my subsequent telephone conversation with your Tree Preservation Officer, I was surprised and delighted to read in the Officer's Assessment to the CDC planning and licensing committee (attached) that you are now proposing that a formal Condition should be attached to any planning consent which may be granted in respect of this application to protect the trees in my garden:

1. Under **8. Officer's Assessment (c) Impact on neighbouring amenity**, this states specifically in regard to The Cottage:

'there is a mature boundary hedge that is proposed to be retained that further reduces any perceived impact.'

As, in fact, there is no 'mature boundary hedge' on Hillbarn's land at the point where the proposed development impinges on the boundary, the 'mature boundary hedge' can only refer to The Cottage's own mature trees which, until the introduction of the proposed Condition, were in grave danger of being killed by the proposed development. These beautiful specimen trees (see photo below) which are now 40 - 50 years old and which have a height of some 40 - 50 feet, were planted directly abutting the boundary between the two properties. Everything you can see in the photo below is on the land of The Cottage. Approximately half of their root balls are therefore in Hillbarn's garden at precisely the point where the plans show the new detached garage.

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2. Under **10. Proposed Conditions**, Point 14 states:

‘Prior to first use/occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, trees and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with the Cotswold District Local Plan Policy 45.’

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Given that this condition is impossible to fulfill under the current proposal since the latter includes the construction of the detached garage directly on the root balls of these mature, specimen trees in the garden of The Cottage planted on the site boundary, I would be grateful if you would explain to me and the CDC Planning and Licensing Committee members exactly how the proposed development will be changed in order to protect these trees. If my interpretation of this Condition is incorrect, could you please confirm clearly both to me and the CDC Planning and Licensing Committee that any grant of consent to the application will involve the willful destruction of the beautiful, mature specimen trees on the site boundary and exactly how this will *'preserve and enhance the character and appearance of the area as a whole.'*

I note that the CDC has a duty to protect trees in the Conservation Area and, evidently, under Policy 45, has a further duty to:

'ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with the Cotswold District Local Plan.'

When reading the Officer's Assessment to the CDC Planning and Licensing Committee, I am also disappointed and concerned that there is a strong bias towards granting permission which appears to ride roughshod over the 22 letters of objection, the views of the Campden Society, the views of Chipping Campden Town Council and, most importantly, flatly contradicts the carefully reasoned and impartial views of the Planning Inspector (included in the attached presentation) when a virtually identical application was made in 1998. The Inspector's views are just as valid in respect of the current application as they were in 1998.

Given that this matter is to be decided by the CDC Planning and Licensing Committee, I would have expected the Officer's Assessment to be impartial, factual and fair and, at the very least, not to contain important factual inaccuracies which it does at the moment. Unfortunately, it appears designed to railroad this application through regardless of numerous strong local objections.

Besides the apparent inaccuracy relating to the 'mature boundary hedge', the Officer's Assessment incorrectly states:

1. In respect of the demolition of Hillbarn's parking:

'In relation to parking for Hillbarn it is noted that due to the size of the existing garage (to be demolished) that this is not used for the storage of vehicles, and cars belonging to Hillbarn either park outside the property or on the unrestricted parking down Leasows (sic) as such there would be no change to the existing parking arrangements of Hillbarn.'

The previous owners of Hillbarn **always** parked their car in this garage and the immediately previous tenants of the property regularly parked their Land Rover Freelander (not a small vehicle!) in the garage. The only alternative parking 'outside the property' is on the shared (with The Cottage) driveway between the road and the pavement which, if the garage were to be demolished, would completely block the proposed driveway to the new house. And as one of the letters of objection to the Hillbarn proposal has pointed out, the current tenants frequently park their cars on Blind Lane close to the traffic calming feature creating congestion and potential dangers to traffic on Blind Lane. Neither the applicant's architect nor the planning officer appears to have

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considered this important issue. Any prospective owner of Hillbarn would expect a house of this size in this location to have on-site parking for at least two vehicles. The proposal both destroys the existing parking and provides no on-site replacement parking for Hillbarn and the Officer's Assessment of this issue therefore appears to be both inaccurate and misleading.

It is more than bizarre that the CDC document CD.3919/D prepared for the CDC Planning and Licensing Committee stresses that the proposed new house would provide:

'adequate space within the site for the parking of at least 2 cars and space to turn within the site'

but makes no mention of the fact that the same application would destroy the existing parking for Hillbarn – a larger house – and provide no substitute.

2. In respect of the development's visibility within the Conservation Area:

The Officer's Assessment states:

'The proposal under consideration today is set further back in the site which further reduces its visibility in the conservation area...'

This too is misleading as it means that the house becomes even more obtrusive/confrontational and even more 'visible' to the residents of the Leasows who, to date, have enjoyed the all important open space afforded by Hillbarn's garden and the views of countryside beyond. This directly violates section 6 Local Plan Strategy of the Cotswold District Local Plan 2011 to 2031 Submission Draft Reg 19 JUNE 2016 which states:

'6.2.6 Open spaces, gardens, gaps, 'green wedges' and 'green corridors' all make important contributions to the built environment. They can provide settings for buildings, variety in the street scene, vistas, and buffers between developed areas. Cotswold settlements derive much of their character from open spaces within the built-up area and it is important that they are protected from inappropriate development.'

The proposed development would remove the open space that currently lies between Hillbarn and Nos. 5, 6 and 7 The Leasows to the north-east and The Cottage, Westington to the east. The photo attached to Dr Pearson's letter of objection is 'worth a thousand words.'

To conclude:

1. I recall that when the Cotswold District Council's Planning Committee last refused consent for the smaller (3 bedroom) house on this site which was proposed in 1998, they arranged a **site visit** to examine properly all of the issues involved. It would be helpful if this course of action could be adopted in respect of the current application as a number of the Officer's assertions are highly subjective and clearly strongly biased in favour of the application.

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2. I would like to stress that, despite the reassurance that the boundary trees in my garden are now going to be fully protected by the new Condition, my very strong objections to this application which were set out in my original letter of 24 March 2017 and my subsequent letter of 25 April 2017 remain.

3. This site is in an area of Outstanding Natural Beauty and is at the gateway to one of the most beautiful towns in England. The open space comprising Hillbarn's orchard/garden is directly adjacent to The Cottage and has remained largely untouched for centuries. The previous Planning Inspector rightly concluded:

'I consider ...that the overall development would neither conserve nor enhance the conservation area and that it would have a harmful impact on its character and appearance. While I have considered this case on its own merits in relation to the development plan, I have also noted the other areas of openness within Westington which contribute so much to its character, and I am conscious that should the appeal be successful, it would be more difficult for the Council to resist similar proposals on nearby gardens. I therefore conclude that on balance the proposed development would be unacceptable.'

4. It is not reasonable to allow the centuries old peace, tranquility and beauty of this unique location to be harmed on the basis of a biased and, in several respects, inaccurate, misleading and highly subjective presentation. I trust the Planning Committee will reach the same conclusion as the original Planning Inspector.

I would be grateful if this letter and your confirmation in respect of the boundary trees could be brought to the attention of all members of the CDC Planning and Licensing Committee well in advance of their meeting on 14 June 2017.

Many thanks

Yours sincerely

DAVID PERRY

DP LETTER 17 COTTAGE CDC Re Revised HILL BARN PLANNING APPLICATION 08 June 2017

cc. Ms Tina Stevenson
M F Annett Esq
L Stowe Esq
R D King Esq

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From: Helen Kendall Smith
Sent: 02 June 2017 11:15
To: Martin Perks;
Subject: FW: Activities at the farm

Hi Martin

I thought this email below might interest you. I am trying to keep a dysmature (born very late) cria alive at the moment -so crazy busy here as usual!

Best wishes
Helen

From: Rita Goldthorp
Sent: Thursday, June 1, 2017 9:07 AM
To: _____
Subject: Activities at the farm

Dear Helen

Thank you so much for showing me around the farm and talking me through what our members with disabilities can expect from a visit to you. I am sure they will really enjoy their day with you and we are looking forward to it very much.

I do hope that your local planning committee will be positive about your plans for the American Barn as this would add to the experience for visitors, especially in bad weather. I know from experience that our members look forward to their outings and if they have to be cancelled because of poor weather they are very disappointed. Being able to stay in the dry for a different experience, and one which is beneficial in many ways for building their confidence as well as helping with posture would be great. Sadly they cannot ride an alpaca but a lovely pony that is steady and calm would be wonderful.

Best wishes,

Rita

Rita Goldthorp
Regional Organiser - South West



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Mobile
Registered Charity Number: England & Wales 1046443. Scotland SC044744
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