

17/01218/REM - Town Council Representations

Stow Town Council comments on 17/01218/REM

Your Local Plan's first two objectives on the natural and historic environment are:-

To Conserve and enhance the high quality, local distinctiveness and diversity of the natural and historic environment.

To ensure that new development is of high quality and sustainable design, which reflects local character and distinctiveness, is appropriately sited, and provides attractive and inclusive environments.

Policy D1 states:-

Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the landscape.

This policy is to be applied to all aspects of design – including architectural, landscape, ecological urban and sustainable design - within all developments of every scale.

That policy is elaborated in the excellent Cotswold Design Code.

The stark, brutalist, design before you scarcely pays lip service to the Code. I will not repeat the many criticisms my Council and others have voiced, I urge you to use your eyes to see this tawdry thing as it is and reject it.

Failure to do so would not only give Stow a monstrous carbuncle but would set a dangerous precedent for major developments elsewhere

Agent's Representation

Agent Comments to Committee - John Sneddon of Tetlow King Planning

**17/01218/REM Land Parcel Adj To Bretton House, Station Road, Stow-On-The-Wold,
Gloucestershire**

Dear Councillors thank you for allowing me to address the Committee.

The applicants Liberty Retirement Living have worked hard with your officers in the application and pre application to rectify issues and overcome any objections from consultees.

We held a public exhibition and attended the Town Council on three occasions. We are sorry that we were not able to accommodate all of their concerns. We did move a three storey building away from the cemetery, agreed to repair existing walls and removed any indication of a pedestrian link to the north which we do still hope to negotiate with the Town Council.

We are also going to add length to the public footpath to the west of the main road even though we are not required to do this by the application but local people and the a Councillor requested this.

We originally had no flat roofs but have added these, in discussion with the design officer, to a limited number of places on the main building. They do help of course with concerns raised by others on the height of the buildings and the wider impact.

We do think our design is of a very high quality – we will use natural local stone throughout on every wall – we have water tabling and pitched roofs on the vast majority of our units. Our windows will be recessed and our window pattern/proportions reflect traditional buildings. Because of these things, alongside our building's proportions and shape, we have produced a layout which is not a pastiche of the traditional town buildings. The Design Guide does not ask us to replicate traditional designs but instead it asks that we respect them and produce development that works in terms of layout and that is sympathetic to tradition. In my view we have done that.

While I hear the concerns of the residents of Chamberlayne House to the east we have produced a plan which is in your pack showing we are 34.7 metres at the closest point away from the part facing us.

As the report says we are below the floor area the Inspector imposed on the site. We have limited three storey development located in the best positions from a landscape point of view.

Liberty wants to bring this high quality and much needed -socially and economically beneficial - development to this community and while they are aware that it has been controversial the applicants have worked very hard to ensure that they have reduced any impact as much as possible.

17/D3180/FV2 - Agent's Representations

Garden Cottage, Mickleton

P16-1113

Good Morning

Thank you for the opportunity to speak.

I am the Agent for the Application and therefore speak in support of the proposals for the demolition of the existing poor quality garage building and its replacement with a traditionally designed outbuilding which will provide ancillary accommodation for the Applicants elderly parents, along with landscaping works to the front and rear gardens.

We welcome the detailed and comprehensive report prepared by your officers, who have clearly set out the reasons as to why the application should be **approved**.

I do not intend to fully repeat their considerations, however I would draw to your attention the following key points.

The Applicants have worked proactively with officers to develop a scheme which not only represents a betterment in visual terms when compared to the existing garage building, but also enhances the setting of both the adjacent Listed Building and the wider Conservation Area.

The proposed outbuilding is located so that it makes the best use of the land associated with Garden Cottage, whilst maintaining the existing open area in front of the Listed cottage, being designed in response to Officer's comments to ensure that it has the character and appearance of an outbuilding, lower in height than both Garden Cottage itself and the bungalow and garage to the north west.

The proposed materials are also considered to be sympathetic to the character of the area and reinforce the ancillary nature of the building. Natural Cotswold stone is proposed for the gable elevations, with timber boarding to the front elevation, the use of both of which are supported by Officers.

The Conservation Officer supports the scheme and considers that there will be no harm to the historic significance of Listed Building or the Conservation Area, rather the proposals will represent an enhancement.

Officers have raised no concerns with regards to impact on residential amenity.

There is no policy objection to the scheme as it is considered to comply with national and local planning policy and the provisions of the Planning (Listed Buildings and Conservation Areas) Act.

I therefore hope that members can support the application in line with your officer's professional recommendation.

Thank you

17/02515/FUL - Parish Council Representation

Chedworth Parish Council does not have any objections to the principle of development of this property but it does object to this development which is not in-keeping with the local architectural style and, as in this case, completely at odds with the surroundings landscape. The Parish Council is a consultee on planning applications to provide an input on the immediate local issues which may not be readily apparent to those considering the application from outside the local community. The Parish Council can therefore advise members that the architectural style of the proposed development does not fit in with the local architecture and while the applicant makes reference to materials and finishes used elsewhere in the village these locations are not in the immediate vicinity of the site and bear no relationship to it. A distinctive feature of Chedworth is its long views across the valley from the network of footpaths on the Northern slopes, including the Monarchs way. From these viewpoints the development is clearly visible, and indeed will become prominent if this development is permitted.

The site is within the Chedworth Conservation area, a traditional area of the village where the only building style is that of the Cotswold vernacular. The proposal makes no reference or attempt to reflect the Cotswold landscape in which it is set, nor does the design style reflect the design code of the conservation area.

The Parish Council feels strongly that "a rendered box" with a predominance of flat roofs and pitches covered in metal sheets may be an acceptable modern architectural style within an urban environment. This is not the case in Chedworth which is within the Cotswold ANOB.

It is the responsibility and duty of this committee and the wider planning process to maintain the aesthetic appeal of the existing landscape, the conservation area and the ANOB. The proposed architectural style of this development is completely contrary to this and we urge members to reject this application and encourage the applicant to re-submit proposals which are more in keeping with the Conservation Area and the Cotswold vernacular of this area of Chedworth.

17/02515/FUL - Applicant's Representations

My name is Daniel Rotherford. My wife and I moved to Chedworth 7 years ago. We love living in the village and being part of the community.

We wish to extend and renovate our home to help accommodate our changing family needs. The house was built in the 1968 and had various pieces of work completed including a rather poor quality conservatory. The house is feeling a little tired and has a poor thermal performance. Like our neighbours we saw the opportunity to upgrade the property - adding another bedroom on the top floor and expanding the living area on the ground floor to provide a greater connection to the garden.

Throughout the process our aim has been to respect the beautiful character of the village and to respect our neighbours privacy and amenity space. Together with our architect we have worked hard to arrive at a sensitive and practical design. The proposals extend the footprint on the ground floor and added a smaller 2 story extension to the rear of the property with windows directed up the bank at the back of the house - thus avoiding any overlooking issues with our neighbours.

For the predominant front elevation, facing into the conservation area, we propose rendering over the existing reconstituted stone with a lime coloured render to fit in with traditional rendered Cotswold buildings. This approach has been approved in multiple other locations throughout the conservation area. To the rear of the building we propose using untreated larch and a natural weathered zinc finish. These are high quality natural materials that weather down to dull finish that blend with the surrounding historic context. These elements to the rear are also barely visible from the Conservation Area.

We have proactively engaged with the Council and the neighbours throughout the process, we have revised the scheme following feedback to arrive at a scheme that is positively supported by the planning department.

We would like to draw your attention to the following which have been approved within the last 3 years

1. Barnside (now called Half Moon House) - immediately next door to us: approved in May 2014 (14/01098/FUL) and included
 - a. rendering - to the back and side of the property
 - b. 2 storey extension - loft, ground floor

2. 5 The Rookery - within 50m of us: approved in May 2017 (17/00789/FUL) and included
 - a. timber cladding
 - b. flat roofing

3. 3 The Rookery - within 50m of us: approved in April 2016 (15/05332/FUL) and included
 - a. timber cladding
 - b. render
 - c. aluminium windows
 - d. flat roofing
 - e. this is a 'new' build under current policy

There are many other examples in Chedworth of rendered properties, flat roofs, skylight windows and cladding.

4. Within the wider area - and within the Cotswold AONB - there are numerous examples of approvals for domestic new builds and extensions where the use of render, flat and standing seam roofs, aluminium windows and timber cladding were regarded as satisfactory - including the two new houses at Cirencester Golf Course, properties in Barnsley and many more.

Chedworth has evolved over the centuries - from the Romans, Normans, Tudors and the Victorians each with their own style and changes to the village. We believe our design is an exciting opportunity to show what modern architecture and design is in 2017 not just replicate what already exists. Chedworth should have properties which show future generations how building design and the materials used has evolved. To summarise - we simply wish - like our close neighbours - to bring our property into the 21st Century to meet the growing needs of our family.

Thank you for your attention.

(END)

** Time expired here*