

PLANNING AND LICENSING COMMITTEE

8th November 2017

ADDITIONAL PAGES UPDATE

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Additional Representations on Schedule Items

Pages 16 - 25

PLANNING AND LICENSING COMMITTEE

8th November 2017

ADDITIONAL PAGES ON SCHEDULE ITEMS

| Item | Ref. No | Content |
|------|--------------|--|
| 01 | 17/03352/FUL | <p data-bbox="616 562 1098 600">Applicant's Supporting Information</p> <p data-bbox="616 629 1361 725">The applicant's agent has provided the following comments following the publication of the agenda, which are summarised below: -</p> <ul data-bbox="655 763 1361 1966" style="list-style-type: none"><li data-bbox="655 763 1361 1016">• The recommendation in the committee report represents a major change in position by the Council. From granting temporary permission, despite the impact on the AONB, and allocating the site as a reserve site, to determining there is no need in Cotswold and refusing permission, despite the lack of alternative accommodation for the family.<li data-bbox="655 1055 1361 1285">• The personal implications for my clients are particularly harsh. Mr Norris's parents are neither young nor in good health. Refusing permission will engage the family's Article 8 rights, and these include the best interests of the children, which are a primary consideration. The three children on the site are at risk of being made homeless.<li data-bbox="655 1323 1361 1420">• If the application is refused, we will appeal, involving considerable cost, delay and effort to both sides.<li data-bbox="655 1458 1361 1966">• The councils change in position is dependent on three assumptions, which we question:<ul data-bbox="695 1547 1361 1966" style="list-style-type: none"><li data-bbox="695 1547 1361 1711">- Firstly, the assessment of need for only 3 pitches from Travellers who meet the new planning definition is based only on the interviews from the 18 families the researchers were able to interview. They were unable to interview another 21 families;<li data-bbox="695 1738 1361 1966">- Secondly, that based on quick interviews, the researchers can assess whether a household meets the definition. From their site interviews, the researchers considered there were two households on the Norris's site neither of whom met the definition. Our position is that there are four households, three of whom meet the definition; |

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| | | <p>- Thirdly, that the Council can ignore the accommodation needs of Gypsies and Travellers who do not meet the definition. ORS identified a need for 13 pitches from such households, and there will be more need from those families they did not interview. Those people will need caravan accommodation. It will not come forward from the general housing allocations. Not to make provision for such needs would be contrary to para 50 of the NPPF, and risks being indirectly discriminatory and contrary to the Public Sector Equality Duty.</p> <ul style="list-style-type: none"> • The timing of the Committee is unfortunate. The following week, Gypsy and Traveller issues are being considered at the Local Plan examination. I have submitted evidence questioning the robustness of the ORS Survey, and of the Council's new policy position. • The Council will be in a much better position to determine the application once we have the Inspector's findings on the Local Plan. My clients would agree to an extension until after the first planning committee following receipt of the Inspector's report. On the basis that their current permission runs out on 11 December, this would leave my clients vulnerable to enforcement action, and they would ask that in return the Council would agree not to take enforcement action during this period. |
| 02 | 17/03441/FUL | <p>Officer's Assessment</p> <p>The site for the proposed additional pitch includes land within the area subject to Appeals A, B and C, with the proposed mobile home, touring caravan and dayroom being shown within the area subject to Appeals A and B.</p> <p>Having regard to the Appeal decision appended to the report, Appeal A included the site where a residential mobile home was sited, whilst Appeal B included land used for development comprising hard standing, a raised veranda and a building for purposes ancillary to the residential use.</p> <p>At para. 10 of the appeal decision, the Inspector commented that: -</p> <p><i>'Although... this is not a pristine, high quality part of the AONB, it is still attractive countryside that is only partially marred by the man made intrusions. In wider views other houses and farm buildings are visible, but these seem to</i></p> |

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| | | <p><i>be a natural part of the landscape. By way of contrast the settlement on the site does not. It stands out as alien and intrusive. This may partly be because it is new, but the mobile home and its domestic appurtenances in particular appear brashly out of place as they intrude into the paddock area, away from the stable building. They have a somewhat temporary and ramshackle feel. It would be wrong to add further harmful structures to this part of the AONB that is already suffering from a poorly designed road system.'</i></p> <p>Para. 11 continues to state: -</p> <p><i>'In my view, therefore, the harm caused by the site as it stands, is considerable. It is highly visible, even with screening, and stands out in views across the valley.'</i></p> |
| 03 | 17/01218/FUL | <p>Additional Condition:</p> <p>Notwithstanding the submitted details, an amended Landscape and Ecology Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before occupation of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:</p> <ol style="list-style-type: none"> i. Description and evaluation of features to be managed; including location(s) shown on a site map; ii. Landscape and ecological trends and constraints on site that might influence management; iii. Aims and objectives of management; iv. Appropriate management options for achieving aims and objectives; v. Prescriptions for management actions; vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10 year period); vii. Details of the body or organisation responsible for implementation of the plan; viii. Ongoing monitoring and remedial measures; ix. Timeframe for reviewing the plan; and x. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development. <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery.</p> <p>The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or</p> |

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| | | <p>remedial action will be identified, agreed and implemented.</p> <p>The LEMP shall be implemented in full in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the site and surrounding area in accordance with Cotswold District Local Plan Policy 45. It is important that these details are agreed prior to the commencement of development in order to ensure proper management of the landscape at the site both during and following the construction of the approved scheme.</p> <p>Amended Condition</p> <p>Prior to installation, the design and details of the gables and connecting glazed sections of buildings, ridges, verges and eaves, porches, balconies, and parapet roofing shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.</p> <p>Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.</p> <p>Amended Recommendation</p> <p>PERMIT</p> |
| 05 | 17/03180/FUL | <p>Representation received from Agent - see attached from Pegasus Group dated 3rd November 2017</p> |
| 06 | 17/02515/FUL | <p>Sent: 06 November 2017 16:31 To: Hannah Minett Subject: Pippins</p> <p>To address the concerns raised regarding visibility of the rear of Pippins I walked the length of the footpath from Rookery Lane to Fields Road taking photographs at intervals (please see attached) -</p> <p>The photographs show the rear view of the three properties backing onto the field beside the footpath = Willow Bank (left), Pippins (middle) and Half Moon House (right).</p> <p>As you approach the Rookery Lane end of the footpath there is a thick hedge and undergrowth which shields the view of all three properties.</p> |

P16-1113

3rd November 2017

Planning and Licensing Committee
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Dear Councillor

Town and Country Planning Act 1990

Application for the demolition of existing garage and construction of an ancillary outbuilding with associated hard and soft landscaping including new glass house at Garden Cottage, High Street, Mickleton – LPA ref: 17/03180/FUL

I write in respect of the above application which is due to be considered at the Planning and Licensing Committee on the 8th November, and on behalf of my Clients Mr & Mrs Gough who are the owners of Garden Cottage and who have been investing in a programme of restoration of their Grade II Listed home. They are proposing to demolish the incongruous flat roof garage and replace it with a traditionally proportioned outbuilding which will provide ancillary accommodation for Mrs Gough's elderly, and unwell parents.

As you will note from the comprehensive and well written report produced by the Case Officer Martin Perks, the applicant has 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 preserves the setting of both the adjacent Listed Building and the wider Conservation Area. It is of course important to note at this stage that the proposed outbuilding is located outside of the Mickleton Conservation Area boundary, which divides the curtilage of Garden Cottage, and also maintains the existing open area in front of the Listed cottage.

As noted in the committee report, the proposed outbuilding has been designed in response to Officer's comments to ensure that it has the character and appearance of a subsidiary outbuilding, being lower in height than both Garden Cottage and the bungalow and garage to the north west of the site. The proposed materials are also considered sympathetic to the character of the area and reinforce the subsidiary/ ancillary nature of the building.

There have been no objections from any of the statutory Consultees and the revisions to the application are supported by the Conservation Officer who has advised that he has no further objections to the scheme.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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Page | 1

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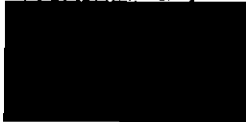
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ITEM 05
17/03180/FUL

Objections have been made to the scheme by neighbours on the basis that the proposed outbuilding will be located further to the south east than the existing incongruous garage, and beyond the existing garden wall. However, it should be noted that as highlighted within the officer's report, the application site has been confirmed to be wholly within the property's ownership boundary and the proposed positioning is not considered to have any adverse impact on either residential amenity or the significance of the Listed Building or adjacent Conservation Area.

The proposals are considered to fully accord with s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the NPPF and also Local Plan Policies 15, 42 and 46. Therefore, I hope that you will be able to support your Officer's professional recommendation and approve this application.

Yours faithfully



Alex Robinson
Associate Heritage Planner
E-mail: alex.robinson@pegasusgroup.co.uk

ITEM 06
17/OZSIS/RL

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23

ITEM 06
17/02515/FUL



24

ITEM 06
17/02515/FUL



25

ITEM06
17/02515/FUL