

Item No 01:-

17/00842/FUL

**Land Adjacent Fosse Lodge
Stratford Road
Moreton-In-Marsh
Gloucestershire
GL56 9NQ**

Item No 01:-**Redevelopment of former scrapyard for the erection of 10 dwellings at Land Adjacent Fosse Lodge Stratford Road Moreton-in-Marsh Gloucestershire GL56 9NQ**

Full Application 17/00842/FUL	
Applicant:	Mr Tim Harris
Agent:	Mr Michael Jones
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Alison Coggins
Committee Date:	14th February 2018
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle of Residential Development Outside of Development Boundary
- (b) Housing Land Supply
- (c) Design and Layout
- (d) Landscape Impact
- (e) Access/Parking
- (f) Residential Amenity

Reasons for Referral:

The application has been referred at the request of the Ward Member, Cllr Alison Coggins, for the following reasons: -

I would like to bring this application to committee for several reasons, the thrust of which would be based on the site's prominent location on the Northern rural approach to the town and the increased scale of the development in relation to previous outline permissions.

There are concerns that this is a self-contained site in an unsustainable location with no footpath into town.

1. Site Description:

The application site is located on the eastern side of the A429 Fosse Way, and is within 200 metres of the development at the northern side of Moreton-in-Marsh. The established lawful use of the site is as a vehicle breaker's yard, although more recently an unauthorised use as a nursery was operating prior to its closure following the serving of an Enforcement Notice. There are two extant outline planning permissions for a total of 3 dwellings upon the site.

The entire site is rectangular in form, having a maximum width of 11 metres whilst being 154 metres in length when measured along the frontage of the site. There is metal fencing around the perimeter, and an existing vehicular access towards the south of the site.

To the north of the site are two residential properties, Fosse Lodge being located immediately to the north of the application site, whilst to the north-west is Fosse Manor Farm.

The site is located outside of any development boundary defined in the Local Plan and is also outside the Cotswolds Area of Outstanding Natural Beauty, but is within a Special Landscape Area.

2. Relevant Planning History:

94/01498/FUL: Use of parts of site for car repair yard; scrap metal dealer; car breakers yard; associated sales and storage; vehicular access and operations base for one commercial vehicle. Granted 21.09.1995

96/00767/FUL: Erection of a general purpose workshop required in association with the Lawful use of the site as a scrap metal dealer and car breakers yard. Refused 06.06.1996

98/00596/OUT: Outline application for the residential re-development (3 dwellings) of scrap metal dealer, car breaker and motor vehicle repairs yards (demolition of existing buildings). Refused 08.07.1998

98/02061/OUT: Outline application for the residential re-development (3 dwellings) of scrap metal dealer, car breaker and motor vehicle repairs yards (demolition of existing buildings). Refused 31.12.1998

04/00437/FUL: Erection of single dwelling and garage to replace car repair and scrap yard. Refused 30.04.2004

15/00426/OUT: Outline application for the erection of 2 dwellings (all matters reserved except means of access and layout). Withdrawn 11.06.2015

15/02701/OUT: Outline application for the erection of 2 new dwellings (access and layout to be determined). Granted 27.08.2015

15/05550/OUT: Outline application for the erection of 1 new dwelling (access and layout to be determined). Granted 08.03.2016

16/03238/OUT: Redevelopment of former scrapyards for a residential nursing home (C2). Withdrawn 08.02.2017

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR08 Special landscape Areas
 LPR19 Develop outside Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Landscape Officer: No objection subject to conditions

Conservation Officer: No objection subject to conditions

ERS Noise: No objection subject to conditions

ERS Pollution: No objection subject to condition

County Archaeologist: No objection

Lead Local Flood Authority: No objection subject to condition

Highway Authority: No objection subject to conditions

5. View of Town/Parish Council:

Moreton-in-Marsh Town Council:

The Town Council are concerned about run-off flooding and would appreciate comments from Flood Officer to be considered. Construction vehicles must not be parked on the road. Sound barriers to minimise noise should be incorporated into the design.

Additional comments:

This site is in a rural location on the edge of town, and these would be very prominent buildings on the approach.

- There is no footpath leading into town, making it very dangerous for pedestrians.
- The site is on a 60mph stretch of the A429, which would cause issues with vehicles turning in and out on a fast road. There have been a number of accidents on that stretch of road, only a short distance from this site.
- There is not adequate parking, only 11 spaces and two for visitors with no on road parking available. Site would therefore need to be self-contained.
- The scale of the buildings have increased in size, since the previous application was submitted.

Careful consideration for this site needs to be taken.

6. Other Representations:

1 letter in support of the application has been received, raising the following comments: -

- Strongly support the application considering the lawful use of the land
- No concerns over drainage or flood risk

7. Applicant's Supporting Information:

Design and Access Statement
 Transport Statement
 Drainage Report

8. Officer's Assessment:

(a) Principle of Residential Development Outside of Development Boundary

This application seeks planning permission for the erection of 10 dwellings on land adjacent to Fosse Lodge, Stratford Road, Moreton-in-Marsh. The site is located a short distance to the north of Moreton-in-Marsh and is outside the development boundary defined in the Local Plan, where new open-market dwellings are not usually supported. There are, however, two extant outline

planning permission upon the site for the erection of 2 dwellings (15/02701/OUT; granted 27.08.2015), and for 1 dwelling (15/05550/OUT; granted 08.03.2016).

Notwithstanding this, the site is in a relatively sustainable location on the edge of the town and is therefore within reach of the facilities therein, albeit that there is no footpath along the A429 until the southern side of the Todenham Road junction.

The site is formerly developed land with an established use as a car repair yard, scrap metal dealer, car breakers yard and associated sales and storage.

(b) Housing Land Supply

The proposal is for the erection of 10 residential properties, to include a pair of semi-detached dwellings, and 2 buildings each containing 4 apartments. The main consideration when assessing of the application is therefore whether the principle of open market dwellings in this location would be acceptable in principle.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the Cotswold District Local Plan 2001-2011.

The application site is located outside a Development Boundary as designated in the aforementioned Local Plan. Development on the site is therefore primarily subject to Policy 19: Development Outside Development Boundaries of the current Local Plan. Criterion (a) of Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas) in locations outside designated Development Boundaries. The provision of the open market dwelling proposed in this instance would therefore typically contravene the guidelines set out in Policy 19.

Notwithstanding this the Council must also have regard to other material considerations when reaching its decision. In particular, it is necessary to have regard to the guidance and policies contained in the National Planning Policy Framework (NPPF). Paragraph 2 of the NPPF states that the Framework 'is a material consideration in planning decisions.'

The NPPF has at its heart a 'presumption in favour of sustainable development'. It states that 'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles'. These are an economic role whereby it supports growth and innovation and contributes to a strong, responsive and competitive economy. secondly a social role where it supports 'strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations' and thirdly is an environmental role where it contributes to protecting and enhancing the natural, built and historic environment.

Paragraph 8 of the NPPF states that the three 'roles should not be undertaken in isolation, because they are mutually dependent'. It goes on to state that the 'planning system should play an active role in guiding development to sustainable solutions.'

Paragraph 14 of the NPPF states that, for decision-taking, "...Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted".

Paragraph 47 of the NPPF states that Councils should identify a supply of deliverable sites sufficient to provide five years' worth of housing. It also advises that an additional buffer of 5% or 20% should be added to the five year supply 'to ensure choice and competition in the market for land'. In instances when the Council cannot demonstrate a five year supply of deliverable housing sites paragraph 49 states that the 'relevant policies for the supply of housing should not be considered up-to-date'.

In May 2016 an updated five year housing land supply report was published as part of the Council's usual annual monitoring. The May 2016 report identifies that the Council is able to demonstrate a five year housing land supply of 7.54 years against an annual Objectively Assessed Need (OAN) of 420 dwellings per annum, plus a 5% buffer. The Council's positive land supply position is a material consideration in the determination of this application; although it is acknowledged that even if the Council can demonstrate the requisite minimum supply of housing land it does not in itself mean that proposals for residential development outside existing Development Boundaries should automatically be refused. The 5 year (plus buffer) figure is a minimum and, as such, the Council should continually be seeking to ensure that the five year housing land supply stays above the minimum in the future. The Council's robust and positive land supply position is a material consideration in the determination of this application and effectively reduces the weight to be accorded to the delivery of market housing in the planning balance.

In respect of Local Plan Policy 19 the blanket ban on new-build open market housing outside development boundaries is considered not to carry full weight when assessed against paragraph 215 which states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight they can be given)'.

Local Plan Policy 19 was intended to be very restrictive and was devised to conform to a strategy where all new open market dwellings 'beyond development boundaries' were deemed to be unwarranted. Local Plan Policy 19 therefore effectively places a restriction on all development outside of development boundaries. It is therefore apparent that the policy is time expired, in severely restricting rather than 'significantly boosting' the supply of housing. Local Plan Policy 19 is therefore out-of-date and carries only little weight in accordance with paragraph 215 of the NPPF.

The wider implication of this pertains to paragraph 14 of the NPPF. Prior to the receipt of the Mickleton Appeal Decision it was the Council's position that the second bullet point of the second limb of paragraph 14 - 'to grant planning permission where the development plan is absent, silent or relevant policies are out of date unless' - only applied in the Cotswolds in the event that a five year housing land supply could not be demonstrated. This however, is no longer the case. Given the wording of Local Plan Policy 19, the implication of the Mickleton Decision is that all applications for new dwellings which engage Local Plan Policy 19 fall to be considered in accordance with paragraph 14 of the NPPF.

In accordance with paragraph 14 as the proposals do not accord with the development plan there is no obligation to approve the development 'without delay'. However, planning permission could still be granted for the proposals where material considerations indicate otherwise, including those relevant policies contained in the NPPF.

As such, it is necessary to have full regard to the economic, social and environmental roles set out, in addition to whether there are policies contained in the NPPF that would indicate that development should be restricted. In this particular case, given the relative proximity of the site to Moreton-in-Marsh and the facilities therein, the extant outline planning permissions upon the site, and the established lawful use of the land, which includes car repair yard, scrap metal dealer, car

breakers yard and associated sales and storage, these considerations must be weighed in the planning balance with regard to this application.

(c) Design and Layout

The three buildings proposed for the site would have two storeys and have a footprint of 18.8m width by 6.8m depth. By way of comparison, and acknowledging that the plans submitted with regard to the outline permissions granted upon the site were illustrative, the 2 dwellings granted under reference 15/02701/OUT showed these buildings to have a footprint of 12m x 6m, whereas the single dwelling granted under reference 17/05550/OUT showed a 'T-shaped' building with principle dimensions of 12m x 4m, with a 1.5m rear projection towards the centre of the building for a width of 4m.

The design of the proposed dwellings has been the subject of considerable discussion with the applicants, with the proposed plans having been amended such that Officers consider the proposal to now be acceptable. The development would have two storeys, and be constructed from natural stone with tiled roofs. The semi-detached dwellings would each have 3 bedrooms, whilst the 8 apartments would each have 2 bedrooms.

Following the aforementioned amendments to the design, Officers consider that the proposal would accord with the Cotswold Design Code and Policy 42 of the Local Plan, in addition to the design considerations set out in Section 7 of the NPPF.

(d) Landscape Impact

The existing site is in a prominent position on the main approach into Moreton from the north, and is currently in an untidy state following the cessation of the unauthorised use as a nursery. However, the appearance of the site should not influence any decision made upon this application which needs to be determined on the basis of planning policy.

The site also lies within a Special Landscape Area, where Policy 8 of the Local Plan states that development that meets the economic and social needs of communities will be permitted provided it does not unacceptably harm the area's landscape character or appearance.

Taking into account the established use of the land as a scrap yard, and the extant outline planning permissions for 3 dwellings, it is considered that the redevelopment of the site would not harm the landscape character of the area, and that the requirements of this policy would be met.

Landscaping details have been provided, as set out on drawing 682-A, which the Landscape Officer considers to be acceptable, subject to the conditions recommended, which includes a 10-year landscape management plan.

(e) Access / Parking

The means of access to the site would re-use the existing entrance to the south of the site off the A429. The road outside the application site is subject to a 60mph speed limit, with the 30mph speed limit for the town being located to the south.

The Highway Authority has commented that the Transport Statement illustrates there have been no collision within the immediate vicinity of the site access between 2012 and 2016 and a further check of the collision database illustrates there have been no collisions around the site access within the past 5 years with the previous 3 collisions between 2008 and 2011 resulting from driver error.

A vehicle trips comparison assessment based on a similar characteristic scrapyards site elsewhere and similar dwelling type TRICS database site surveys demonstrated that both uses generate an estimated 9 AM and PM peak combined peak hour trips therefore there would not be a likely estimated increase in vehicle trips using the site access at peak network times. On this basis of not materially intensifying existing site use at peak times the available site access visibility splays are considered acceptable subject to a condition requiring these to be maintained. The site access is in the general same location as the existing use according to the plans with similar width and albeit splay edges.

The latest vehicle tracking plans illustrate refuse vehicle and estate car accessing and egressing the site, in addition to the internal site layout allowing turning for a refuse vehicle. Emerging visibility splays of 2.4m x 215m to the south, and 2.4m x 160m to the north can also be provided.

The site provides 10 parking spaces or one per dwelling, which based on local census car ownership of 1.1 would equate to 11 parking spaces required plus 2 visitor spaces based on guidance of 0.2 visitor spaces per dwelling. Therefore a condition for a minimum of 11 spaces plus 2 visitor spaces (13 total) are sought by condition.

The Highway Authority is therefore raising no objection subject to the conditions recommended. The impact upon the local highway network would not, therefore, be 'severe', and would accord with Section 4 of the NPPF and Policies 38 and 39 of the Local Plan.

(f) Residential Amenity

The proposed site plan shows what is considered to be sufficient private amenity space to the rear of the semi-detached properties, whilst the apartments would not have individual amenity space provided. The relationship between the dwellings, and to Fosse Lodge to the north of the site, is also considered to be acceptable, and in accordance with Policy 46 of the Local Plan.

The site is next to the A429 and therefore traffic noise would have to be considered, although the dwellings would not be significantly different with regard to its relationship to the highway when compared to the existing dwelling to the north. Consultation has been undertaken with Environmental and Regulatory Services who are raising no objection, subject to the condition recommended. It is, therefore, considered that the living conditions of future occupants would be acceptable having regard to paragraph 17 of the NPPF.

9. Conclusion:

Whilst the application site is outside the development boundary for Moreton-in-Marsh defined in the Local Plan, it is considered that taking into consideration the established use of the land, and the impact that this has upon the residential and visual amenities of the area, together with the need to significantly boost housing land supply and the extant outline planning permissions which have established the principle of residential development upon the site, the proposed development would be acceptable taking into consideration the requirement of the NPPF to promote sustainable development, and the economic, social and environmental roles of the planning system.

There is no objection to the layout proposed, whilst the Highway Authority are raising no objection to the development taking into account the lawful use of the land and the number of trips that would be generated by that use.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing numbers: 2A; 3; 4; 5A; 6A; 7; 8; 9; 10; 11A; 12A; 13; 14 and 682-A.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

The external walls of the development hereby permitted shall be built of natural Cotswold stone and render and shall be permanently retained as such thereafter.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42 the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

The roof slopes of the development hereby permitted shall be covered with clay tiles and shall be permanently retained as such thereafter.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed roofing material shall be approved in writing by the Local Planning Authority and only the approved material shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

Prior to the construction of any external wall of the development hereby approved, a sample panel of render of at least one metre square in size showing its proposed texture and colour shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

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.

The oak shall not be treated in any way and shall be left to weather and silver naturally and shall be permanently retained as such thereafter.

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.

No bargeboards or eaves fascias shall be used in the proposed development.

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.

New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority and shall be permanently retained as such thereafter.

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.

No windows and doors shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

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.

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.

The development shall not start before a comprehensive landscape scheme has been 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, tree 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 Cotswold District Local Plan Policy 45.

Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

Before work starts or any part of the development is occupied, a 10 year landscape management plan, including management of the new roadside hedgerow and maintenance schedules for all landscape areas, both during and after the implementation of the approved development, shall be approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

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.

Prior to the commencement of the development hereby permitted a land contamination assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority:

(a) The land contamination assessment shall include a desk study and site reconnaissance and shall be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses, identify risks to human health and the environment, and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be submitted and approved in writing by the Local Planning Authority prior to investigations commencing on site.

(b) The site investigation shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

Prior to occupation of the development hereby permitted:

(a) Approved remediation works shall be carried out in full on site under a Quality Assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority in writing.

(b) A completion report shall be submitted to and approved in writing by the Local Planning Authority. The completion report shall include details of the proposed remediation works and Quality Assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the completion report together with the necessary waste transfer documentation detailing what waste materials have been removed from the site.

(c) A certificate signed by the developer shall be submitted to the Local Planning Authority confirming that the appropriate works have been undertaken as detailed in the completion report.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework.

No development shall commence until a scheme for protecting the proposed dwellings from traffic noise has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall achieve internal levels of 30dB LAeq (8 hour) and 45dB L_{AmaxF} in all sleeping areas between 2300 hours and 0700 hours with windows shut and other means of ventilation provided. An internal level of 40dB LAeq 1 hour shall be achieved in all other areas of the building and an external level of 50dB LAeq (1 hour) shall be achieved in garden areas and balconies.

Prior to the permitted dwellings being occupied, all works that form part of the scheme shall be completed in accordance with the approved details.

Reason: To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy 5 of the Cotswold District Local Plan and paragraph 17 of the NPPF.

No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site except between the hours 7.30am to 6.00pm Monday to Friday, 8.00am to 1.00 pm Saturday, and not at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and paragraph 17 of the NPPF.

No development shall commence on site until a detailed design, maintenance and management strategy for a sustainable surface water drainage system has been submitted to and been approved in writing by the Local Planning Authority. The design detail must demonstrate the technical feasibility/viability of the drainage system to manage the flood risk to the site and elsewhere, include measures to ensure water quality is protected and that these systems are managed for the life time of the development. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is put into use or occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

Notwithstanding the submitted plans the existing available visibility splays from the site access shown on drawing no. 22505_08_020_02 shall be maintained for the existing and proposed site vehicle access. The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point 2.4m inside the centre of the access measured from the nearside carriageway edge and between 0.26m and 2.0m at the Y points at the extent of splays to the nearside of the carriageway or nearside vehicle track edge above the adjacent carriageway level.

Reason: To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework paragraph 25 and Local Plan Policy 38.

Notwithstanding the submitted plans vertical continuous features, vegetation or boundaries are to be restricted between 0.26m and 2m above carriageway level between the nearside of the A429 and the estate road south of the site access to the boundary and north of the site access to the southern end of the southern apartment block.

Reason: To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework paragraph 25 and Local Plan Policy 38.

The parking space accesses hereby permitted shall not be brought into use until the estate roadside frontage boundaries have been kept clear to provide visibility splays extending from a point 2m back along the centre of the parking spaces measured from the estate road nearside vehicle track edge (the X point) to a point on the nearer carriageway edge of the public road 15m distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y points above the adjacent carriageway level.

Reason: To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework paragraph 25 and Local Plan Policy 38.

Notwithstanding the submitted plans the building hereby permitted shall not be occupied until space has been laid out within the site for 13 cars to be parked including 11 resident and 2 visitor spaces, and for all vehicles to be able to turn so as to enter and leave the site in forward gear, and such provision shall be maintained thereafter.

Reason: To reduce potential highway impact by ensuring that vehicles do not have to reverse to or from the public highway and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework paragraph 35 and Local Plan Policy 38.

Notwithstanding the submitted plans the development hereby permitted shall not be occupied until secure and covered cycle storage facilities for a minimum of 12 bicycles has been made available within secure independently accessible spaces and stores including Sheffield style stands for the flats and individual stores for the house gardens.

Reason: To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the National Planning Policy Framework paragraph 35 and Local Plan Policy 38.

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework.

No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 20m of the proposed access road, including the junction with the existing public road has been completed to at least binder course level and associated visibility splays.

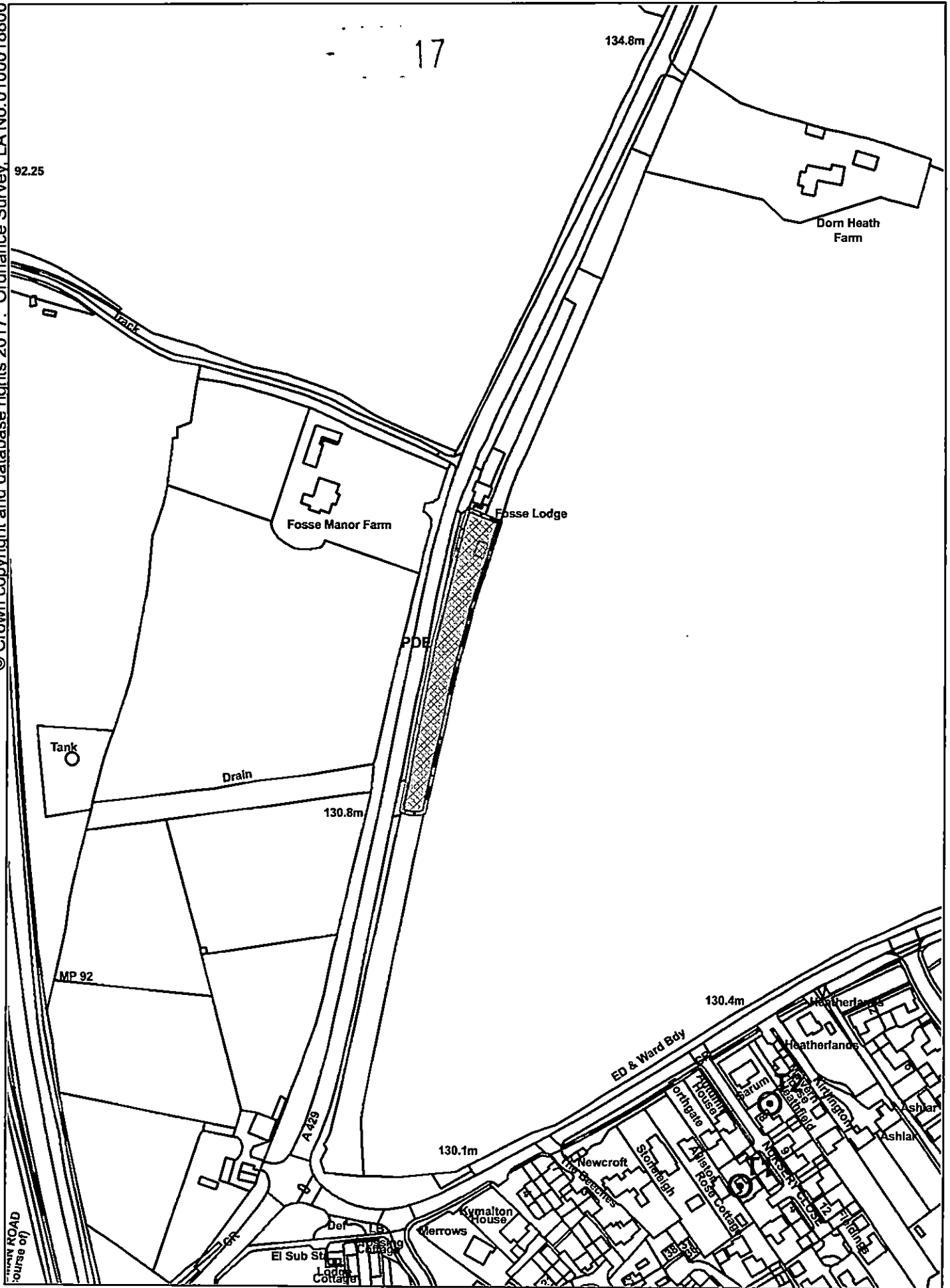
Reason: To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework paragraph 35 and Local Plan Policy 38.

No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 58 of the Framework.

No development shall commence on site until a scheme has been submitted to, and agreed in writing by the Council, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.



LAND ADJ FOSSE LODGE STRATFORD MORETON IN MARSH Scale: 1:2500

Organisation: Cotswold District Council

Department:

Date: 01/02/2018



COTSWOLD
DISTRICT COUNCIL



MORTON IN MARSH LAND ADJACENT FOSSE LODGE

GL567NQ

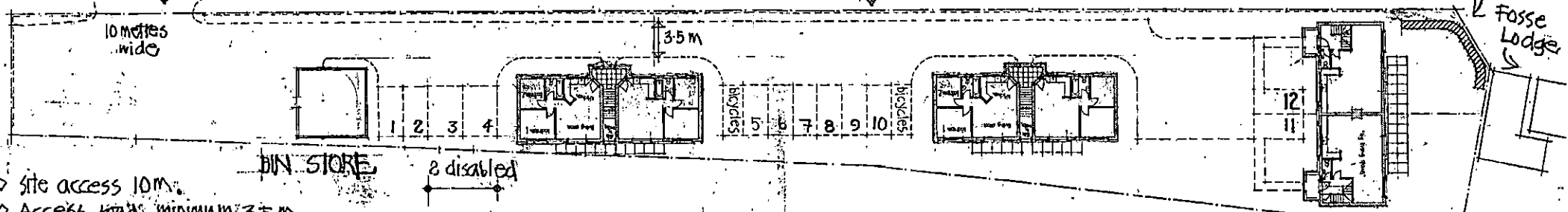
site entrance

1.2 m high post and rail fence to fosse way boundary
october 28th 17

*adjusted alignment to suit vision splay
june 22nd 2017

*Stone wall 1.2 m high

Fosse Lodge



- ◇ site access 10m.
- ◇ Access roads minimum 3.5m.
- ◇ parking bays 5 x 2.5m.
- ◇ Disabled " 5 x 3.5m.

Revised ~ october 28th 17, to the design of Cotswold District Council

APARTMENTS A one, two, three, four

APARTMENTS B five, six, seven, eight

HOUSES ONE & TWO

Revisions: September 9 2017 to suit traffic engineer. SIMON HERTICK RIBA. Revisions: June 22nd & July 13, 2017.

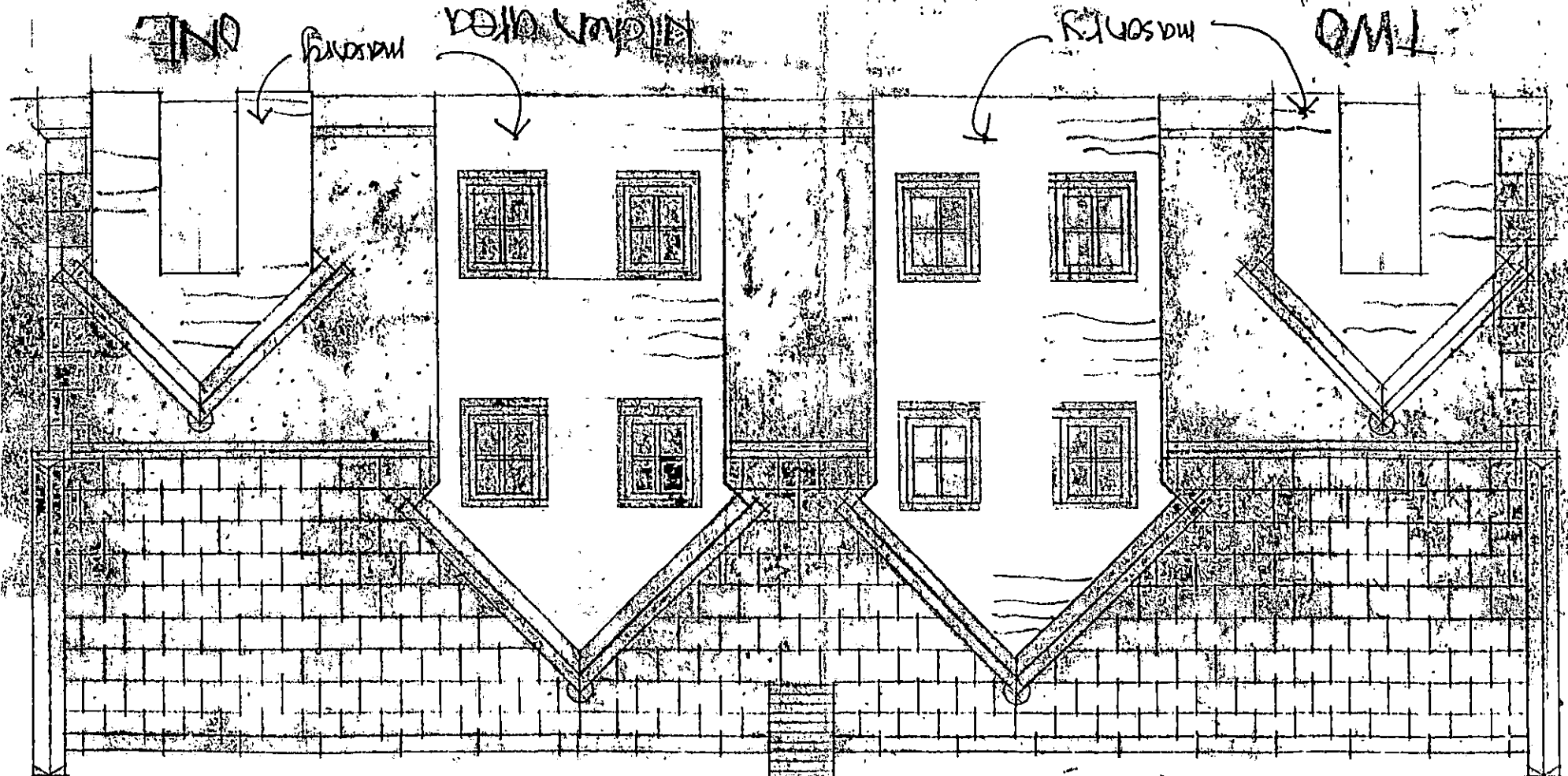
BIN STORE to timber detail } bin store re positioned to accommodate bin berry tracking. July 13th 17.

REVISED SITE LAYOUT ~ MAY 2017. SCALE 1:200.

8 APARTMENTS, 2 SEMI-DETACHED HOUSES, 12 PARKING SPACES INCLUDING 2 DISABLED. IN ADDITION TO A BIN AND RECYCLING STORE AND COVERED BICYCLE STANDS. PROPOSED DRAWING HARRIS 2A

THOMAS'S ONE + TWO, PROPOSED
DRAWING - HARRIS 11A

FRONT ELEVATION - SOUTH
FEBRUARY 2017 / SCALE 1:50



ONE

MASONRY

SILVER OAK

MASONRY

TWO

19

bedroom 2

6156 END

MORTON - IN - MARCH

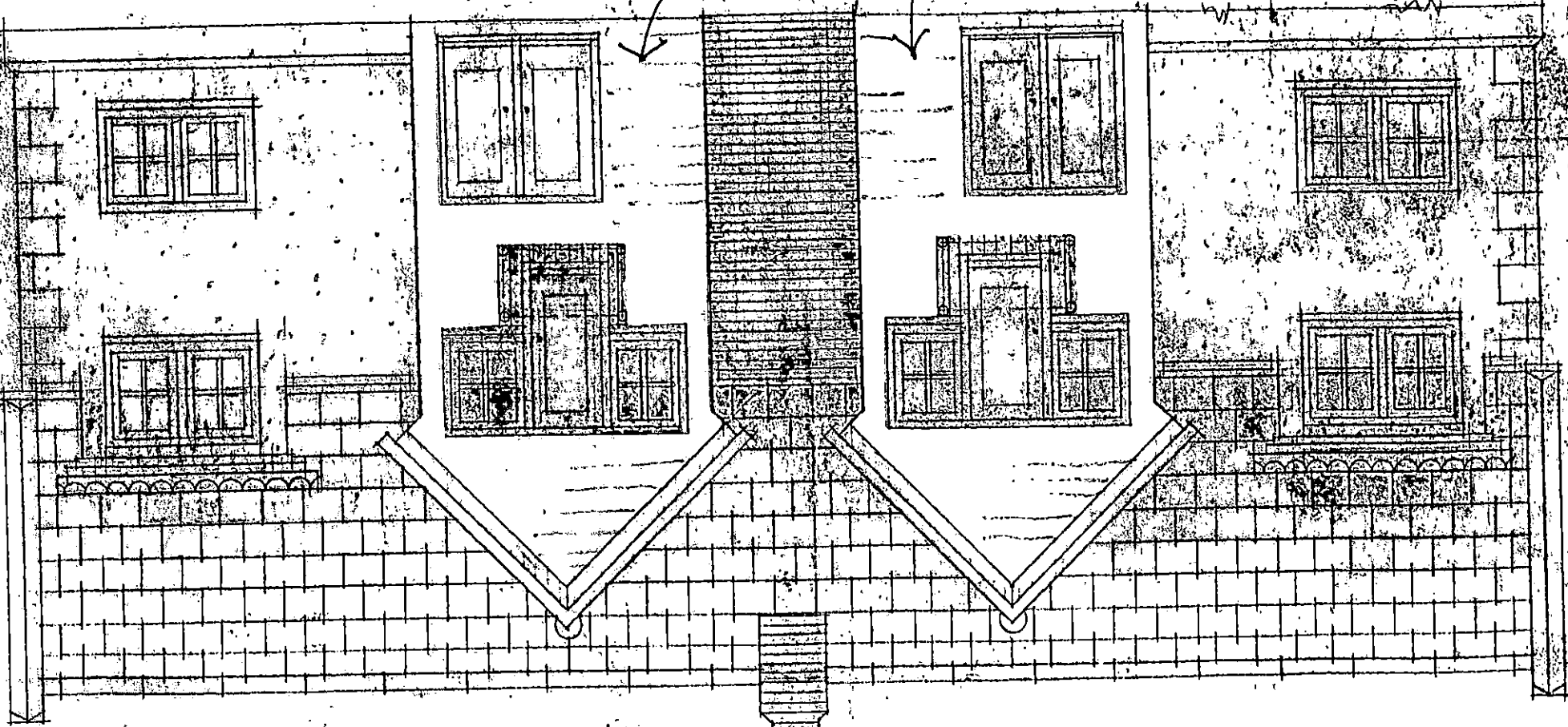
HOUSE ONE + TWO - KROGED
DRAWING - MARKS 12/17

BACK ELEVATION ~ NORTH
FEBRUARY 2017 SCALE 1:50

"big living space"

MASONRY

MASONRY



bedroom 3

bedroom 1

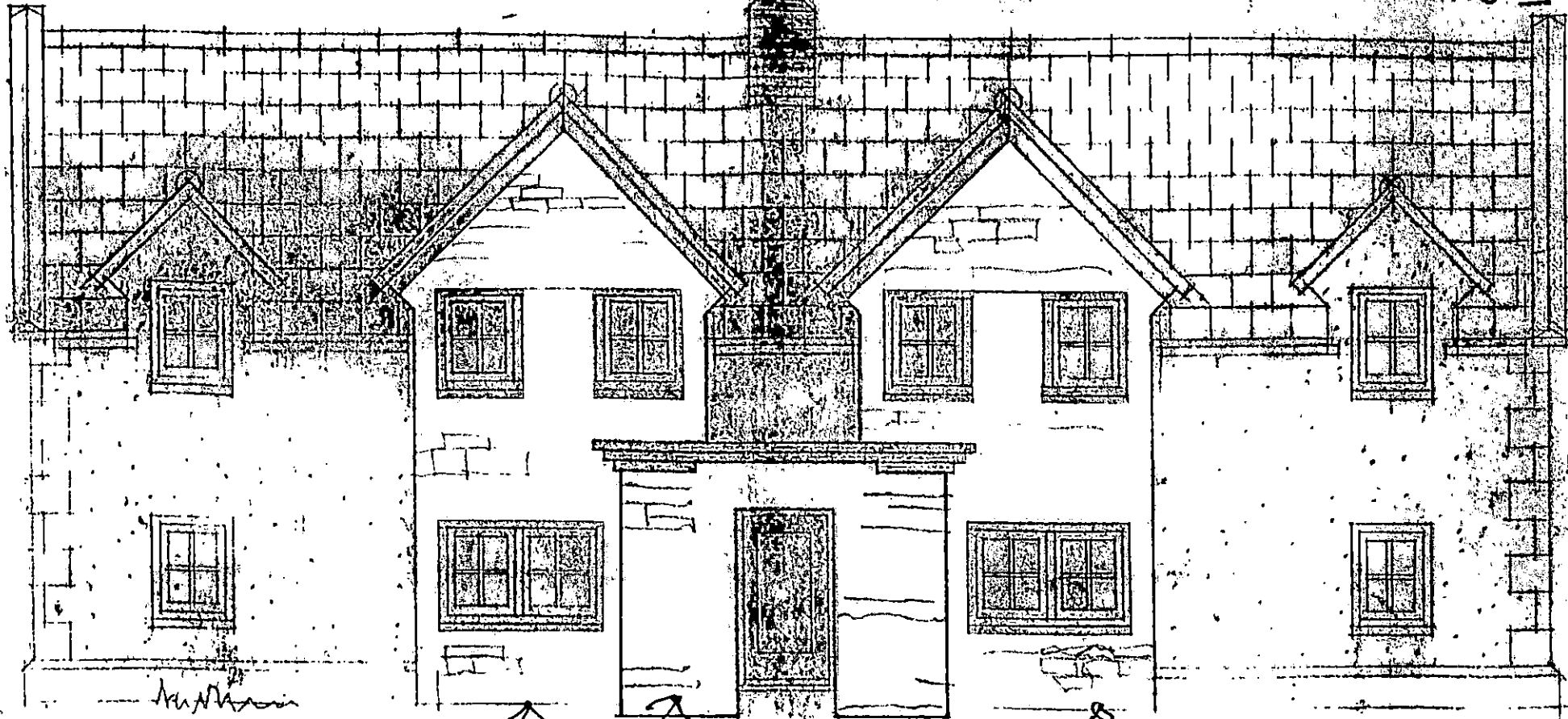
MOTION ~ IN ~ MARKS

6/5/17

MORTON IN MARSA

456 710
bedroom 2

kitchen



masonry

entrance
to 4 apartments

kitchen

masonry

bedroom 2

INIT ELEVATION - WEST - In 1955
FEBRUARY 2017 SCALE 1:50

Gable cladding
removed
for masonry

DRAWING
August 21st

PROPOSED
HARRIS 5A
2017

MORTON ~ IN ~ MARSH

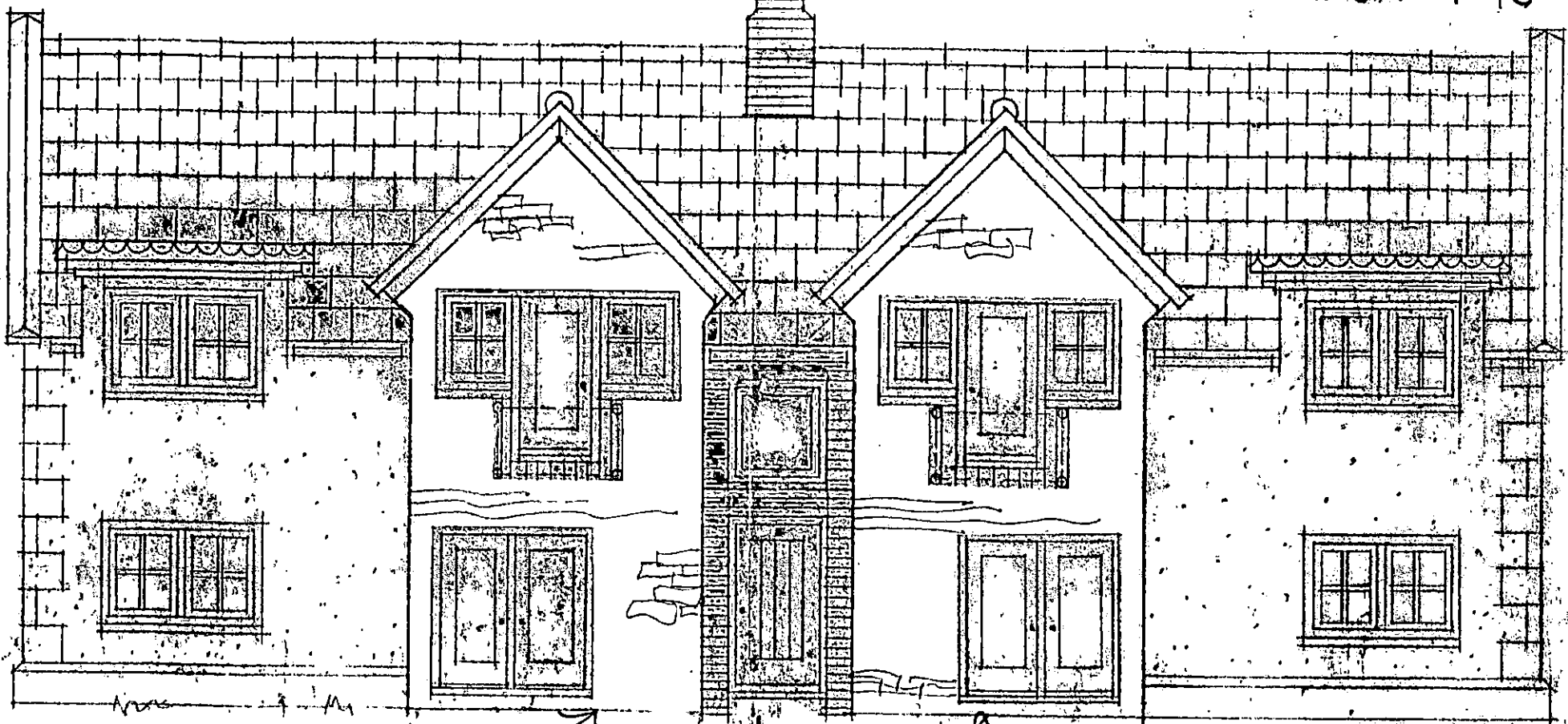
9156716

bedroom 1

living area

living area

bedroom 1 22



bedroom 1

living area
masonry

store +
kinding
window above

living area
masonry

bedroom 1

BACK ELEVATION ~ EAST ~ To
FEBRUARY 2017. SCALE 1:50

field 5 ~ APARTMENTS
Gable cadding
removed for masonry.

PROPOSED
DRAWING - HARRIS
August 21st 2017 6A

08/09/2016

23

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Todenham
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27

08/09/2016

08/09/2016

