

PLANNING AND LICENSING COMMITTEE

14th MARCH 2018

ADDITIONAL PAGES UPDATE

DISTRIBUTED AT THE COMMITTEE MEETING

**AVAILABLE FOR PUBLIC INSPECTION UNDER THE PROVISIONS OF THE
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

Pages 7 - 18

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	17/03826/REM	The application has been deferred to allow further consultation on drainage issues
02	17/04749/FUL	Additional objection – see attached
03	17/04910/FUL	Additional information from applicant Additional email of support
05	17/03563/FUL	4 letters of support submitted (attached in full as Appendix 3). A letter has also been received from Dick Whittington Farm Parks Ltd in respect of the relocation of the applicant's commercial riding business formerly located at Ullenwood (attached as Appendix 4). A copy (in full) of the Coberley Parish Council's objection comments (attached as Appendix 5). In addition, given the application is retrospective the wording of Condition 3 has been changed to the following: 'Within three months of the application hereby permitted the vehicular access shall be laid out and constructed in accordance with the submitted plan, drawing no. 21736/03/B with a minimum entrance width of 6.0m, kerbed entry/exit radii of [10.0m] [with any gates situated at least 10.0m back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and with the area of access road within at least 10.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter'.
07	18/00184/FUL	Moreton Town Council – No objection

Comments made by Jason Guo, owner of Crestow House.

My concerns do not lie with the general redevelopment of this site, which if designed correctly, would make a positive contribution to the area.

The scheme in its current form, however is;

- Over Developed
- Provides inadequate separation distances between the houses
- Has a lack of design, amenity standards and car park spaces.
- Will cause future accidents on the road if parking is allowed on the roadside

The proposed site layout means that the current separation distances between the front and back dwellings are well below that of the recommended national minimum standards. The three storey height further compounds the overbearing and bulky appearance, resulting in inadequate amenity standards for future inhabitants.

As raised by the Parish Council and other objectors the building line is currently too far forward. The knock on effect of this is that parking can not be adequately provided for - which could lead to potential future accidents and further compound traffic problems.

If plots 6 and 7 were removed from the proposals the building line could be pushed back in line with the current telephone exchange – rectifying the traffic issues and allowing for more acceptable amenity standards.

With the site's proximity to the conservation area I can not understand how plots 6 and 7 with their overbearing appearance (which do not add a positive contribution) are considered to be an appropriate form of development. However, more specifically Plot 6 and 7 are the **root source** of the majority of debate related to this application, if plot 6 and 7 were removed I feel other safety and amenity issues can be resolved.

The Cotwolds is prized for its beauty. Poor decisions made elsewhere have resulted in the beauty of some areas being diluted over time. I feel It is important that this renowned town is protected by only allowing development which is of a high design quality – something which is clearly not evident here as the developer is trying to shoe horn to many houses onto this small site. If granted I feel this scheme in its current format will contribute to an overall lessening of the areas cherished charm and should be amended while there is the opportunity to do so.

The objections made today and throughout the consultation period are a recorded recognition that future safety issues could arise if important amendments are not made to this scheme.

I would invite committee members to think about and discuss whether they feel the current proposals offer the best design solution for the site or if amendments could be made which would ensure that the development sits correctly within its context, makes a positive contribution to its surroundings, ensures safety standards are met and provides acceptable amenity standards – surely the minimum separation requirements for any planning application need to be meet in order for it to be granted.

Thank you...

ITEM 2

7

Dear Adrian

#17.04910

We have considered the points raised in your email Monday 5th February and would comment as follows.

The site is connected with the following domestic services:-

A full regulation compliant **septic tank** was installed in 1995 during the re-construction of 'Grove View' and sewage is piped from that property under the County verge via a street license to a point inside the gateway of the land, #CD0844J refers. The vessel is a 1000 gallon bottle type with a thirty metre soakaway carrying waste from 'Grove View' and is serviced annually.

A **mains electricity** supply is connected to the site via a meter board in the garage.

Similarly a metered **mains water supply** which follows the same route beneath the ground as the sewer pipe from 'Grove View' and terminating at the garage for the purposes of garden watering.

A **telephone** line is installed serving the security alarm system protecting the garage.

Council collection is already existing for **waste and garden refuse**.

With regards to Public Transport, Pulhams Coaches operate a school bus service stopping at Kilkenny daily when there are children present conveying them to local schools. With regard to general public service, Pulhams Coaches operate a service every ninety minutes from Templefields to Cheltenham and return.

With regard to **isolation** of the site, the dominant feature is the dual designated A436 at Kilkenny and now effectively the Cheltenham by-pass following the de-trunking of the A40. The flow of HGV and passenger cars is constant on both carriageways which separate at Kilkenny. The site is divorced from the main Kilkenny building by the sixty vehicle car park over a distance of fifty metres shown on the plan submitted with the application.

The 'Kilkeney Inn' is a restaurant with a full on license operational seven days a week for lunch, evening trade and functions with illuminated signage to the front and sodium lighting to the car park adjacent to the site of the application.

Finally in respect of the visual aspect, by lowering the level of the proposed building to that of the garage, both constructions would not be visible viewed from Dowdeswell and the North East and only at a distance from the southern Withington direction. The main visual impact would seem to be upon patrons using the Inn car park or from vehicles using both A436 routes described.

I trust that this information will enable you to give further consideration to the application.

Yours sincerely
Gordon L Swanwick

Swanwick Catering Equipment Ltd
Andoversford
Cheltenham
Glos
GL54 4HR
Tel: 01242 820471

ITEM 3

From: Samuel Griffin
Sent: 13 March 2018 11:04
To: Democratic
Subject: Full Application for Erection of a Bungalow at Land East OF Kilkenny Inn Andoversford Gloucestershire for Mr & Mrs Swanwick

Dear Kevin,

Full Application for Erection of a Bungalow at Land East OF Kilkenny Inn Andoversford Gloucestershire for Mr & Mrs Swanwick

Thank you for your letter dated the 2nd March 2018. Unfortunately I only received this in the post yesterday (Monday 12th March) hence the rushed response on email, I trust this is not too late for you and the planning committee to consider my comments on this application.

- Having looked at the planning file I feel that this is a very sympathetic design that will fit in with its natural surrounds of landscape and give the existing garage on site some purpose without disrupting the street scene or views from either side of this site.
- The materials proposed will fit in with the local area and existing garages on site.
- It is nice to see that the design of the proposed bungalow is not on a 'grand scale' or 'over developing the site'. Making this an affordable property within the area, but still retaining the rural surroundings, rather than just another garden/development plot within the main village itself that is already over run with housing, occupants and has caused a lack of car parking that is now very apparent within the main village along station road. The proposed design includes a garage for car parking (already on site), it has ample area for car parking turning, thus no real access issues.
- Although outside of the main village curtilage this proposed development has easy access to all to the surrounding areas and I feel consideration should be given to this. I'm sure your policies dictate that it should be close to bus routes, it should be close to foot paths etc. but how can we provide more housing within our local area if low impact plots like this can not be utilised?

I look forward to seeing a positive outcome from the planning committee and hearing this application has been approved in due course.

Kind Regards,

Samuel Griffin
Whylaway
Garricks head
Andoversford
Cheltenham
GL54 4LQ

ITEM 3

APPENDIX 3

Comments for Planning Application 17/03563/FUL

Application Summary

Application Number: 17/03563/FUL

Address: Agricultural Building Land North Of Greenway Lane Ullenwood Gloucestershire GL53 9QB

Proposal: Change of use of building to stables (Retrospective)

Case Officer: Christopher Fleming

Customer Details

Name: Mrs Judith Martin

Address: 24 Greatfield Lane Up Hatherley Cheltenham

Comment Details

Commenter Type: Comments of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: I have read carefully the objections to this application and feel that I must write in support, as many of the objections are based on the assumption that a commercial business is being run from the site and this is not the case.

At the end of June 2017 Ullenwood Court Riding Centre closed down, and was NOT transferred to the site in Greenway Lane. As a long established and supportive community was dispersed, those of us who can try to keep in touch. Thus I and others have on several occasions parked on the site to visit the applicant and her horses. These were social, not commercial, visits.

With regard to increased horse traffic in the Lane since the stables closed, quite the reverse is the case. Then riders would often exercise their horses in the Lane, and the lead rein rides on the smaller ponies would use it as part of their route. It must also be remembered that not all horse traffic on the Lane is generated from the site - riders from elsewhere regularly use the Lane to access the wider countryside, and these numbers are probably as they were before. The Lane is also the only access point to the official bridlepath through the Barrow Piece Plantation.

It is impractical to take horseboxes or trailers down the Lane due to its narrowness and lack of turning space. However large vehicles such as tractors already use the Lane and I have also observed delivery vans on their way to residences and holiday cottages further down.

I fully agree with the Highways Agency comments that putting 2 or 3 stables inside the existing building will have no effect on the amount of vehicle traffic in the Lane. These stables are necessary for the welfare of the applicants horses should they become sick or injured- several of the horses and ponies are retired and of an age when they may occasionally need this facility. The stables are not required to support a commercial venture because it does not exist.

APPENDIX 3

Comments for Planning Application 17/03563/FUL

Application Summary

Application Number: 17/03563/FUL

Address: Agricultural Building Land North Of Greenway Lane Ullenwood Gloucestershire GL53 9QB

Proposal: Change of use of building to stables (Retrospective)

Case Officer: Christopher Fleming

Customer Details

Name: Mrs Wendy Talbutt

Address: 126 abbotswood road Brockworth Gloucester

Comment Details

Commenter Type: Comments of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: I would like to support the above application for the following reasons.

Having read through the application and comments can I reiterate and confirm that the applicant has no intention of running a commercial business from these premises. She is only asking for shelter for her horses, most of whom are in their later years, should they need it.

Ullenwood riding centre closed last year and many horses left for other livery yards . The result of this is the number grazing in the fields by the premises has been reduced, the number being ridden in the area, particularly Greenway Lane, has been reduced , and the traffic has been reduced. Surely this is a positive for those objecting.

As a friend of the applicant we do continue to meet occasionally , exercise the few horses that are still ridden, and I mean few, and have coffee and a chat . A long standing tradition. The other horses and ponies are enjoying a well deserved retirement .

I do understand the objectors concerns but they are unfounded. Ullenwood court as a riding centre and commercial venture no longer exists . A great pity for those who enjoyed going there.

APPENDIX 3

Comments for Planning Application 17/03563/FUL

Application Summary

Application Number: 17/03563/FUL

Address: Agricultural Building Land North Of Greenway Lane Ullenwood Gloucestershire GL53 9QB

Proposal: Change of use of building to stables (Retrospective)

Case Officer: Christopher Fleming

Customer Details

Name: Mrs Chloe Gunn

Address: 6 Laurence Close Shurdington Cheltenham

Comment Details

Commenter Type: Comments of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Following a review of the planning application and subsequent comments I am writing to provide my views in support.

As a pupil of Ullenwood Court Riding center over 20 years ago, I then progressed into an employee of the business and subsequently became a long standing livery client. At this present time I am a regular user of Greenway Lane for dog walking purposes as well as exercising my horse (from Shurdington into the surrounding countryside) and therefore feel I can provide an accurate view point with regard to use past and present.

Greenway Lane was always used as an access point for the commercial riding school for over 30 years, whether to drop off livery clients to the fields in cars to access horses from the fields or to pick children up who had turned there ponies out, as well as for lessons and rides around the surrounding countryside.

To provide some context in this regard, the thriving riding school would easily cater for over 100 riding clients who would visit over the course of the weekend in addition to the approximate 25 livery clients who would tend to the needs of their horse twice a day, every day. This would result in numerous trips to the surrounding fields (by foot and vehicle) to bring in and turn out the horses needed for the days business as well as using it as the main route for "hacking" and rides out.

As a result of the closure of the riding school there has been a reduction in traffic and usage of the lane (directly related to the riding school) as this activity has diminished.

Currently, as a regular user of Greenway Lane as a direct thoroughfare from Shurdington to walk

my dog and to exercise my horse I have seen no signs of the continuation of the riding school whatsoever. The fields are still being used for grazing for the reduced number of horses that still reside there and are exercised from their current location.

Changing the use of the building will not have a detrimental impact to the beautiful surroundings and therefore I am in support of the proposed application.

APPENDIX 3

Comments for Planning Application 17/03563/FUL

Application Summary

Application Number: 17/03563/FUL

Address: Agricultural Building Land North Of Greenway Lane Ullenwood Gloucestershire GL53 9QB

Proposal: Change of use of building to stables (Retrospective)

Case Officer: Christopher Fleming

Customer Details

Name: Mrs Cathy Cooper

Address: 40 Bromley road Kingsway, quedgey Gloucester

Comment Details

Commenter Type: Comments of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: My name is Cath cooper.

I've known Melanie for around 20 years, 14 of them spent working as yard manager. I left in 2011 as my partner had a change of job which meant a move to Hampshire. However we returned to Gloucestershire in 2014.

In the 4 years since my return I have regularly been in contact with Melanie and have helped her on a few occasions to move her riding school ponies to Longhope as Ullenwood Court has sadly closed down.

I now keep my horse in Shurdington and use Greenway Lane on a regular basis to gain access to Leckhampton Hill on my horse. I can categorically state that on these rides which myself and many other horse owners use have seen no effect on the traffic using Greenway Lane nor have I seen any evidence of anything other than Melanie's horses simply being looked after at the site in question.

With reference to the alleged car accident which happened on Greenway Lane some 8 years ago. I was a passenger in the car at the time. It was being driven by another staff member. Unfortunately the view to pull out of the entrance to the site in question was nowhere near as good as it is now and the driver possibly didn't take as much precaution as was necessary at that time resulting in a minor collision.

The only time we used any vehicles on Greenway Lane was to feed horses in bad weather or in the event of an emergency.

I would like to finish by adding that Melanie simply wants to keep her retired horses and ponies many of whom were born at Ullenwood and her personal riding horses at the site in question. Some of these horses would need access to a stable in cold weather or at times of ill health. I personally can not see the issue in converting the building that is already there into stables.

Kind regards Cathy.

DICK WHITTINGTON FARM PARKS LTD



Little London
Longhope
Gloucestershire
GL17 0PH

Telephone: (01452) 831000

Email: manager@dickwhittington.org

Web: www.dickwhittington.org

Mr Christopher Fleming
Planning Department
Cotswold District Council
Trinity Road
Cirencester. GL7 1PX.

9th March 2018

Your Ref:- 17/03563/FUL

Dear Sir,

Melanie Pitt

Formally Ullenwood Court Riding Centre

For your records, we wish to confirm Melanie Pitt has re established a Riding Centre at our Dick Whittington Farm Park following the closure of Ullenwood Court Riding Centre last summer. She has been operating her new Riding Centre with us since July 2017.

Other than horses she uses for private use, all of the Riding School horses and ponies are at the Dick Whittington Farm Park. We have been advertising and promoting this activity now since last summer.

We were very surprised that certain individuals at Ullenwood are trying to suggest that Miss Pitt is continuing a Commercial Business at Ullenwood. We can confirm this is simply not possible as the Riding School horses and ponies and all the saddles and equipment are at our Park. We would just like to add we are rather shocked that such inaccurate and incorrect information may have been put to you.

If you have any queries in this respect, do not hesitate to contact us.

Yours faithfully

Mr Chris Turney
Park Director

APPENDIX 4

16

APPENDIX 5

Coberley Parish Council

17/03563/FUL Change of use to stables at Agricultural Building Land North Of Greenway Lane Ullenwood Gloucestershire GL53 9QB

Planning permission is sought for the retrospective change of use of an existing agricultural building for use as a private (non-commercial) stables. The building is located off Greenway Lane to the north of Ullenwood Court, Ullenwood.

Coberley Parish Council opposes this proposed change of use due to the unsuitability of Greenway Lane for the intensification of traffic which this would most certainly cause, including horse trailers and 4 x 4 vehicles.

Greenway Lane is a narrow, single track which has a sub-standard junction with the 3/377 (formerly B4070) Leckhampton Hill Road. It is also the route of the much-used Cotswold Way National Trail.

Any access via Greenway Lane by the proposed stables would be unacceptably hazardous, given the narrowness of the lane (single vehicle width) and the restricted visibility at the junction with Leckhampton Hill Road.

This junction has no visibility splays and there are already concerns over traffic speeds on this busy commuter route, which Coberley Parish Council is discussing with GCC Highways.

Police and Community Speed Watch group monitoring on this section of road, has found speeds to be frequently in excess of the 40 mph limit.

It should be noted that if a vehicle is waiting to exit Greenway Lane, any vehicle wishing to enter, would have to wait until the other vehicle has exited. This problem will obviously be exacerbated if towed horse trailers or horse boxes are involved.

The application states, in paragraph 1.9 of the Planning Statement, that "three to four 'loose' stable boxes will be installed".

In paragraph 1.7 it refers to "The stable will not be used for commercial purposes and will be used privately by the applicant."

Paragraph 1.11 states that the proposal is for personal use.

However, a recent observation indicated that 4 horses were grazing in the field attached to the building, 2 more horses were being tended in the yard by 2 people who were not the applicant. 2 cars were parked adjacent to the yard. This suggests more than "personal" use.

With this number of animals, it is likely that a substantial amount of vehicle movement would be generated on Greenway Lane, as well as the equine traffic when riding out.

It is particularly important to note that when permitting Application ref: 17/00323/OUT for the Outline planning application for residential re-development consisting of 20 units and associated works, and the provision of equivalent replacement stable facilities and riding arena at Ullenwood Court, on 12th July 2017, Cotswold District Council set the following condition 26:

No vehicular traffic from the development hereby approved shall enter or exit the site via Greenway Lane.

Reason: In the interests of highway safety. Greenway Lane is single carriageway in width, lies along the route of a Public Right of Way and has a substandard access onto

Coberley Parish Council

the B4070. Access to or from Greenway Lane from the development hereby approved would result in an intensification in the use of the lane to the detriment of highway safety and contrary to Local Plan Policy 38.

Furthermore, in relation to Application 17/00323/OUT, the Parish Council is aware that a replacement equestrian facility was approved as part of that application, within the development on the south side of Greenway Lane, with access via the Ullenwood Court main entrance.

Condition 19 of the Decision Notice states:

The replacement equestrian facilities (including vehicular and pedestrian access, stables, tack room(s), feed/hay store(s) and riding arena), shall be provided on site prior to the demolition of any part of the existing equestrian facilities, and shall be no less than the existing equestrian facilities, unless otherwise agreed in writing with the Local Planning Authority. Access (including vehicular and pedestrian access) shall be maintained to the existing equestrian facilities until such time that the replacement equestrian facilities have been provided.

Reason: The existing riding school and stable facilities are an important local facility and its timely replacement is consistent with ensuring a prosperous rural economy and the provision of opportunities for outdoor sport and recreation in the Green Belt in accordance with Cotswold District Local Plan Policy 31 and the provisions of the National Planning Policy Framework.

The Council had understood that the applicant is intending to re-establish her equestrian venture in Longhope in the Forest of Dean this Autumn.

Ullenwood Court Riding School web site provides a link to its Facebook page, where, on 1 July 2017, there appeared the statement: "With regret but very happy memories, I have to announce the closure of the riding school after twenty four years . I am keeping all my ponies and hoeses as I hope to start over in Longhope in the autumn so watch out for links to Blakemore Park Riding Centre."

The Council therefore, considers that, as a replacement equestrian facility has been approved in the development proposals for Ullenwood Court, to be constructed before demolition of the existing facility, there is no requirement for a further facility on land to the north of Greenway Lane, which is Green Belt and AONB, irrespective of whether it is for personal or commercial use. Stabling and storage of equestrian equipment should remain at the Ullenwood Court facility, to the south of Greenway lane, with continued access via the main Ullenwood Court entrance. No development or change-of-use should be permitted to the building or land to the north of Greenway Lane, which will generate additional traffic, either vehicular or equine, on Greenway Lane.

Coberley Parish Council

6 November 2017