

**PLANNING AND LICENSING COMMITTEE**

**8<sup>th</sup> August 2018**

**ADDITIONAL PAGES UPDATE**

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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**Additional Representations on Schedule Items**

**Pages 14 - 24**

**ADDITIONAL PAGES ON SCHEDULE ITEMS**

Item	Ref. No	Content
01 & 02	17/04707/LBC 17/04706/FUL	<b>Additional information received from the Agent:</b> Please see attached email and attachments dated 6 <sup>th</sup> August 2018
04	18/01708/FUL	<p><b>Two further objections received:</b></p> <p><i>(i) 'I live in the house next to Merryweathers and it borders our property. Make no mistake this proposal is for a Hostel not a Guesthouse. What kind of Guesthouse does not have the owners on site? Answer - a Hostel. What kind of Guesthouse has 1 bathroom, 1 shower room and 1 WC for up to 18 people? Answer - a Hostel and a pretty poor one at that. Call it for what it is.</i></p> <p><i>HIGHWAY ACCESS AND PARKING - Due to a large boulder and tree in front of the house the current parking is 3 (not 4) spaces - if you park 2 vehicles outside the property one or both of them stick out into the road. There is no "drive" as specified in the planning application - there is limited off road parking for 1.5 small/medium sized cars which is mainly blocked by a boulder and a tree. The proposed plan would actually only have 2 spaces (not 3) and the second space would block access to the first space unless the boulder and tree were removed. Did I mention the boulder? As other objections have noted the road is particularly narrow outside Merryweathers and is on a rising blind bend. It is already a dangerous passage for pedestrians the proposed development would make it worse. A six bedroom Hostel/Guesthouse would inevitably bring extra vehicles - it could be as many as 12! There is nowhere for these vehicles to go.</i></p> <p><i>IMPACT ON CONSERVATION AREA - the planning application states the windows and doors would be timber but the plans show them to be uPVC. The uPVC windows have already been installed and are a blight on the character of the Conservation Area. This behaviour also indicates a wilful disrespect for the planning laws and process of a Conservation Area. The many extra vehicles would turn the Conservation Area into a "car park".</i></p> <p><i>LOSS OF GENERAL AMENITY - as a next door neighbour the prospect of having the extra noise, cars and general hullabaloo that an overdeveloped Hostel/Guesthouse will inevitably bring fills me with dread.</i></p>

*OVER DEVELOPMENT - turning a 2 bedroom house into 6 bedroom Hostel/Guesthouse with 1 bathroom, 1 shower room and 1 WC and 2 (in reality) parking spaces is creating a Hostel not a Guesthouse.*

*PRIVACY LIGHT AND NOISE - with 6 bedrooms there could be 12 to 18 "guests" in the proposed development. Previously there was a quiet retired couple. The invasion of privacy and noise that such a development would inevitably bring would be seriously detrimental to ourselves and surrounding residents.'*

**(ii)** My objections to the proposed change of use are:

- *Insufficient parking provision*
- *On-street parking*
- *Danger to pedestrians*
- *Restricted exit from Oakham Barn*
- *Nature of the proposed business*

*The application is for change of use for Merryweathers to a guesthouse with 6 or 7 bedrooms. The plan is to provide parking for 3 cars. It is very unlikely that 3 car parking spaces will be sufficient for the occupants of 6 or 7 bedrooms. My own experience of renting holiday properties for groups of friends is that there is one car per couple/bedroom. On-street parking will certainly be required. Cars will therefore be parked on the road outside Merryweathers.*

*The planned parking is for one car in a garage, and two cars outside the property. One of these cars will block access to the garage. There will be car movements associated with accessing the three spaces. This, and the fact that the nearest grocery shops are in Chipping Campden and Shipston, means that there will be several car movements each day.*

*This is a narrow road with no footpaths, and it is used by pedestrians walking into the village centre, and used by parents taking children to and from the village school, sometimes with younger children in push chairs. When cars are parked outside Merryweathers (as they have been for several weeks while the building conversion work is being carried out), traffic has to pull on to the 'wrong' side of the road, approaching a bend in the road, which makes it very difficult to see cars coming in the opposite direction. This is potentially very dangerous to pedestrians and to on-coming cars. There have been frequent near-misses, and it is only a matter of time before there is a serious accident here.*

*Ebrington is used by holiday-makers throughout the year, so the car movements and parking problems will exist year-*

		<p><i>round. In winter months after dark this will be doubly dangerous, as the road outside Merryweathers is poorly lit.</i></p> <p><i>The road is also used by large tractors and farm implements whose width, when cars are parked on the road, makes it difficult for them to pass, and impossible for pedestrians to pass.</i></p> <p><i>When cars are parked outside Merryweathers it is difficult to exit the drive from Oakham Barn and turn right into the village. Vision is restricted and the parked cars make it necessary to pull onto the wrong side of the road immediately after leaving our drive exit. This too is potentially dangerous.</i></p> <p><i>I am also concerned about the nature of the proposed business use. Modern holiday properties and guest houses have several bathrooms. What is the proposed use for a property where 6 or 7 bedrooms - perhaps up to fourteen occupants - share one bath room? Youth hostels and mountaineering 'club-huts' do better than this. Is the real use of this property to be a hostel? Will it be supervised? Such use would have a detrimental impact on neighbouring properties.</i></p>
05	18/02070/FUL	<p><b>One further letter of support received:</b></p> <p><i>'As a local resident I like to keep my eye on local developments as the local council member can attest. I am surprised at the negative objections made to the plans for this very attractive family house. Everyone knows that building sites look sparse and unattractive, you cannot build without causing this, but as this house mellows and the garden grows I'm certain that it will add to a significantly attractive approach to Stow on the Wold. This is in contrast to the ugly blots already constructed and being constructed by Tesco north of Stow. The planning committee will be aware that respectable family homes are at a premium in Stow and it is refreshing to see that family homes can be built not just endless additional care &amp; retirements homes. We need houses like this to ensure the town thrives and remains a living community. As to the question of overlooking its neighbours, surely the fact that the house is on the furthest extremity of the site from the neighbours must be 30 - 40m min away means this is not relevant or applicable. You would need binoculars or a telescope to view what's going - which is laughable'</i></p> <p><b>Email from applicant:</b></p> <p><i>'I have felt compelled to add the following comments due to the number of misleading comments of objection to this planning application.</i></p>

		<p>1. The ridge height and all other levels on the site are as per the plans approved under permission 16/03900/FUL and not 1.5 metres higher as alleged</p> <p>2. There was no agreement to retain any trees or shrubs on the site apart from the TPO'd tree in the driveway. The Tree Officer has recently confirmed this. We have retained a cherry tree and also planted 30m of established hedging. We intend to do extensive planting on the site to turn it green again.</p> <p>3. The house blends in well with the surrounding houses when viewed from the west and sits 2m lower than the neighbouring house.</p> <p>4. It was necessary to replace a roof window with a window on the south gable due to the need for a solar panel to be fitted in the roof. This window is 23 metres from the boundary and approximately 2m above the level of the neighbours garden due to the difference in ground level between the properties. It is approximately 40 metres from the neighbours conservatory. We will be planting a hedge on the south boundary as per the approved plans which will provide a good screen.</p> <p>In addition to this I would like to make it clear that we have worked closely with the Case Officer throughout the project to build a house that blends with the surroundings and one that the Town can be proud of. Indeed we have had literally dozens of compliments from general townsfolk, most of whom we do not know, and not one criticism apart from the posted objections on the planning portal.</p> <p>It would have been in our best financial interests to sell the whole plot for development, which would have meant yet another Care Home, or intensive housing, both of which would have been considerably more intrusive to neighbouring properties.'</p>
06	18/01674/FUL	<p><b>Supplementary letter from Agent addressing Parish Council comments – see attached dated 30<sup>th</sup> July 2018</b></p> <p><b>Comment from Applicant:</b></p> <p>'We are unable to attend the meeting due to work commitments, but wanted to assure the committee that we have listened to the comments from neighbours and would like to assure them in relation to concerns relating to the build itself that we will do all we can as the developer to mitigate concerns around potential road congestion. We will be creating an off road parking area for developers vehicles on the site itself to alleviate congestion on</p>

		<p><i>Moorgate. Recently 19 new houses were built at the end of Moorgate and I was not aware of any traffic issues caused by that much larger development.</i></p> <p><i>We are keeping all the mature trees on the site, putting measures in place as directed by the tree officer to safeguard them.</i></p> <p><i>We will also be maintaining the evergreen hedge as a boundary and where directed by the Conservation officer, a Cotswold stone wall boundary.</i></p> <p><i>We assure the neighbours and the development committee of our intention to build a new dwelling that will be an asset to Moorgate and that sits well in its setting and that meets all the Cotswolds conservation area requirements in terms of its technical construction and visual appearance'</i></p> <p><b>Further Third Party objector comment:</b></p> <p><i>'Thank you for your letter of 27 July inviting us to the Planning Meeting on 8 August. Unfortunately we are unable to come because of the families illness. Our main concern we already raised is the access to A417 during construction. This should be addressed before any approval is given in conjunction with highway officer. Moogate is a very short road and there is nowhere to park'.</i></p>
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**From:** Fiona Martin  
**Sent:** 06 August 2018 17:18  
**To:** Christopher Fleming  
**Cc:** Andrew Pywell; Mark MacKenzie-Charrington  
**Subject:** 17/04706/FUL and 17/04707/LBC - Barn to the rear of Porch Cottage, Little Rissington

Dear Chris,

Further to your emails last week I have attached a copy of the overlays for the existing and proposed elevations and the sections.

Additionally, having established that we can now keep the tie beams intact, I wanted to confirm the need to also level out the roof of the single storey barn, which is discussed within the Structural Engineer's Report that was submitted alongside this application.

The Structural Engineer's report notes that degradation and the loss of section are contributing factors to the buildings structural integrity. At paragraph 5.1 the report recommends that "remedial works are done to ensure that the structures are sufficiently robust." The necessary works include "re-setting the roof vertically straight where possible" (paragraph 5.2, Single Storey Barn, point 3).

From the attached drawings and the Structural Engineer's report it is clear that levelling works need to be carried out on the roof of the single storey barn and these are central to the future survival of the barn.

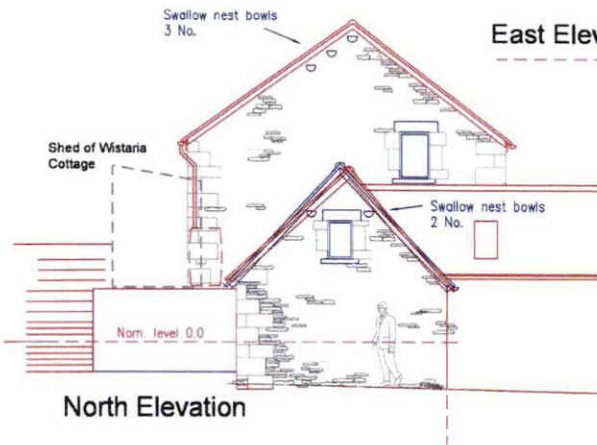
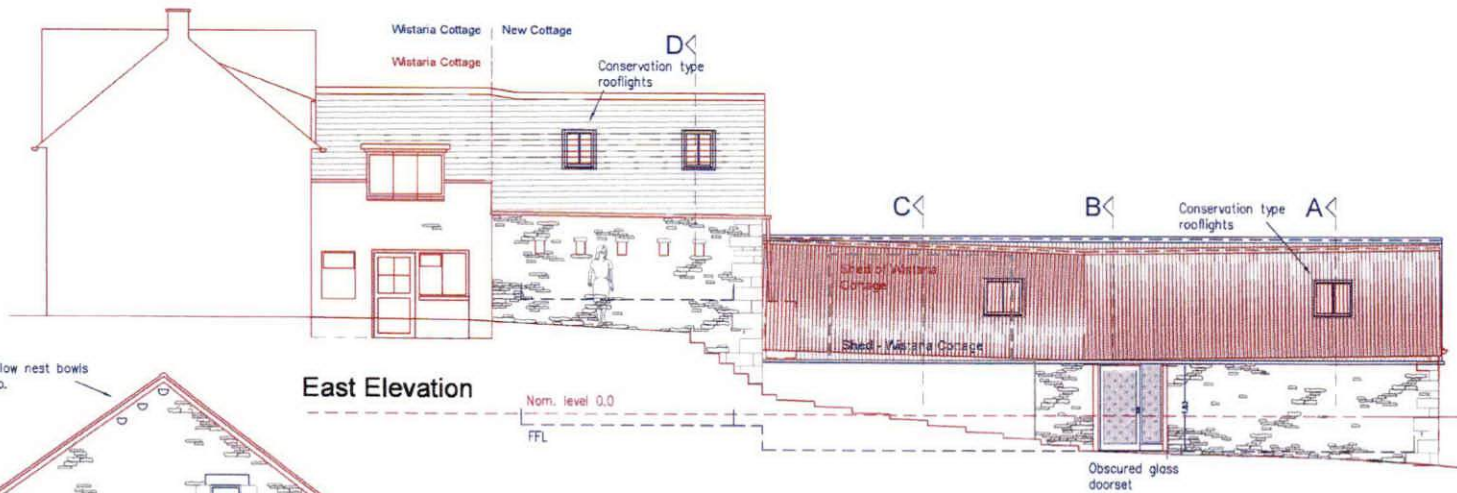
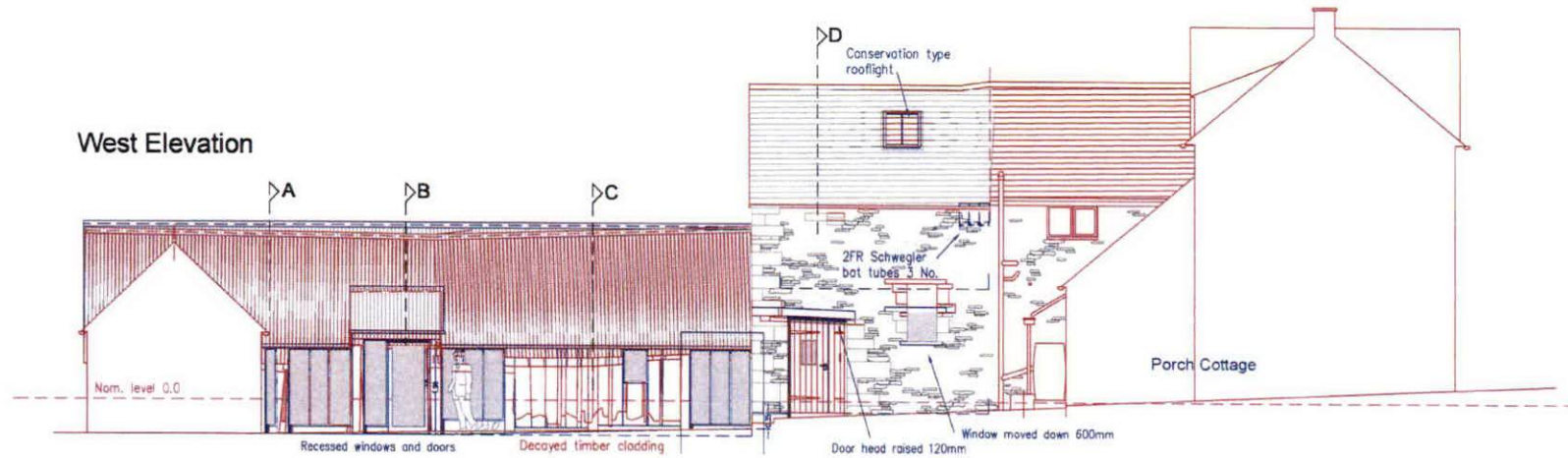
Kind regards,

Fiona

**Fiona Martin BSc MSc**  
**Plan-A Planning and Development Ltd**  
Suite B, 45 Dyer Street, Cirencester, GL7 2PP

ITEM 01 + 02 - 17/04707/LBC + 17/04706/FUL

ITEM 01 + 02 - 17/04/17/BC + 17/04/17/6/FW  
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**KEY**

Existing Elevations

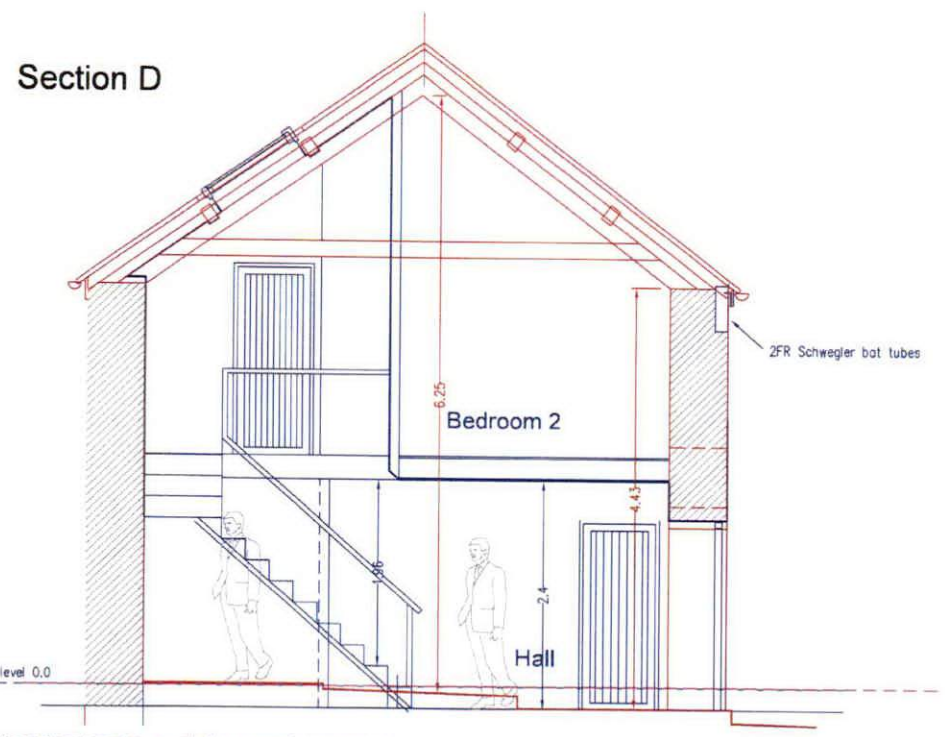
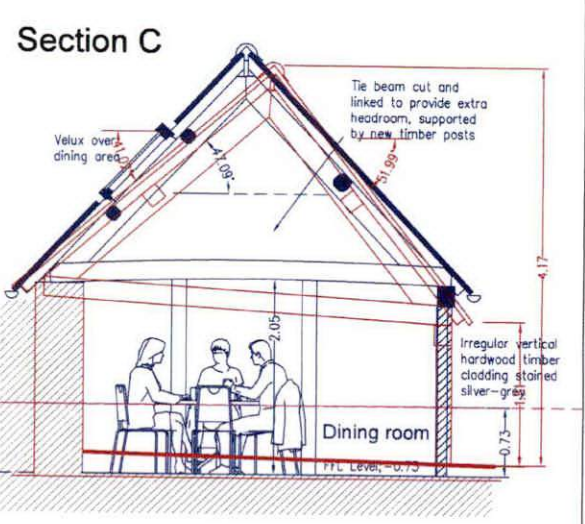
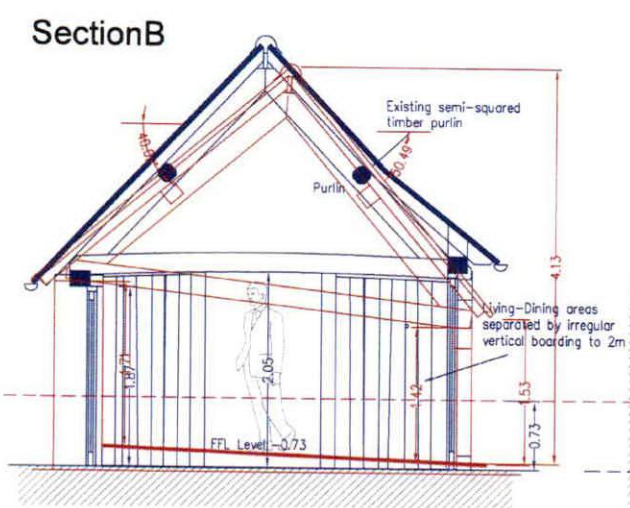
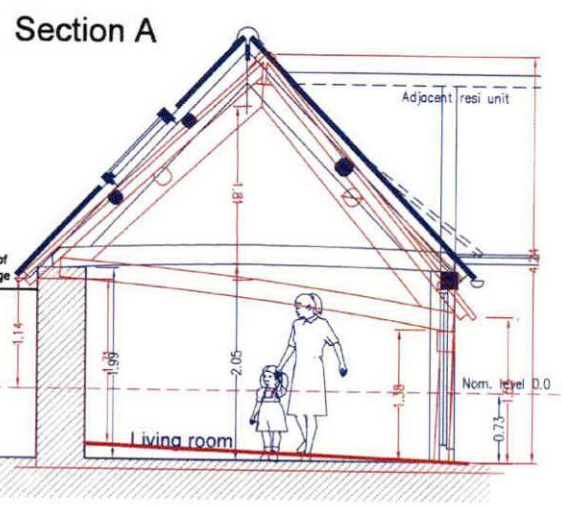
Proposed Elevations

- NOTES:**
1. Do not scale this drawing.
  2. Contractor to check all dimensions on site and report any errors before commencing construction.
  3. This drawing to be read in conjunction with all other relevant drawings and specifications.

Rev.	Date	Description	By
Title: Existing/Proposed Elevations			Porch Cottage Little Rissington Glos.
Drp. No.: PC 2-10	Filename: PC-2	Scale: 1:100@A3	
Issued for: Planning	Date: 6.08.18	Client: Mr+Mrs D. Hamilton	
Drawn by: Charles Board	Journeyman Draughting + Design 33 Lyefield Rd. West Cheltenham Glos. GL53 8EZ	T: 01242 524206 M: 07811 739727 E: charlesboard@hotmail.co.uk	



ITEM 01 + 02 - 17/10/17 07/USC + 17/10/17 06/FUL  
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**KEY**  
— Existing Section  
 — Proposed Section

**NOTES:**  
 1. Do not scale this drawing.  
 2. Contractor to check all dimensions on site and report any errors before commencing construction.  
 3. This drawing to be read in conjunction with all other relevant drawings and specifications.

Rev.	Date	Description	By
<b>Existing/Proposed Sections</b> Title: <b>Porch Cottage Little Rissington Glos.</b>			
Drg. No.: <b>PC 2-9</b>	Filename: <b>PC-2</b>	Scale: <b>1:50@A3</b>	
Issued for: <b>Planning</b>	Date: <b>6.08.18</b>	Client: <b>Mr+Mrs D. Hamilton</b>	
Drawn by: <b>Charles Board</b> Journeyman Drafting + Design 33 Lyefield Rd. West Cheltenham Glos. GL53 8EZ			T: 01242 524206 M: 07811 739727 E: charlesboard@hotmail.co.uk

30<sup>th</sup> July 2018

Adrian Walker  
Planning Department  
Cotswold District Council  
Trinity Road  
Cirencester  
Gloucestershire  
GL7 1PX

Dear Adrian

## **Revised planning application for a single storey café building at Priory Court, Poulton (Ref: 18/01674/FUL)**

I am writing in respect of the recent comments received from Poulton Parish Council in relation to the above application which seeks planning permission for the erection of a small single storey café building within the car park of the business park.

The Parish Council raises an objection to the proposal. Having reviewed their letter dated 8<sup>th</sup> July 2018 they raise three main concerns which can be summarised as follows;

- Location;
- Design; and
- Impact on existing local services.

The letter below picks up on the matters raised within the Parish Council's consultation response. It should also be read in conjunction with the supporting statement prepared by Hunter Page Planning on behalf of our client dated 9<sup>th</sup> April 2018.

### **Location**

The Parish Council consider the location of the proposed café as being intrusive to the public road, causing an 'eyesore' to the entrance of the business park.

The siting of the proposed café building has been revised to address concerns raised in respect of the previous application. The building now sits within an existing tarmacked area of the business park adjacent to an existing hedgerow,



which is to be reinforced through additional planting as part of the proposal. It is not visible from Poulton Village.

The additional replanting will complement the rural character of the site and ensure the development will not detract from the surrounding landscape. The location of the café does not intrude onto the open countryside, and is within the confines of the existing business park. This deals with the first part of the previous refusal reason.

### **Design**

The Parish Council are of the opinion the design of the building is 'unsuitable', adding the appearance and scale detract from the surrounding rural character and does not meet paragraphs 56 and 63 of previous National Planning Policy Framework. Since the Parish Council's comments the National Planning Policy Framework has been updated. The overall objectives in respect of design remain consistent, however, paragraph 124 to 132 now relate to achieving well designed places.

Paragraph 124 advises good design is a key aspect of sustainable development. Paragraph 127 seeks to ensure developments function well, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Paragraph 130 is now explicit that where the design of development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development.

The design of the proposed café is similar to the previous application (LPA Ref: 17/04930/FUL). This application was recommended for approval by officers. In their assessment of the design, officers confirmed the building is '*modest in scale and constructed from appropriate materials*'. The building remains small in scale, simplistic in design detailing and timber clad. Importantly, it is subservient to the existing business park buildings. The fact that the building will be visible from the road is not unacceptable as it will not have a negative visual impact. It follows good design principles and therefore is entirely appropriate in appearance and scale, and will not detract from the character of the existing business park. It clearly meets the policy expectations of Saved Local Plan Policy 42 and paragraphs 124 and 127 of the NPPF.

### **Impact on Local Services**

The Parish Council's comments suggest the proposed café will have a negative impact on the village's local services, and overall economy.

In respect of this application, this is not a material consideration. This was made clear to Members during the consideration of the previously refused application. In any event, as set out within the Supporting Statement, a survey confirms 97% of the existing tenants would benefit from an on-site café, and that 73% of the business park users do not use the village shop. The on-site café will

therefore not detract considerable amounts from the existing rural businesses, and in fact will support and enhance the existing rural businesses by providing on-site amenities<sup>1</sup>.

Additionally, the provision of an on-site café will reduce the number of car journeys made by the tenants daily, which provides sustainability benefits.

### **Conclusions**

The previous application was recommended for approval by officers, however this was overturned by members at Planning Committee. Despite the fact that officers deemed the previous proposal to be in accordance with relevant planning policies, the applicant has taken on board the comments made during the committee discussion and amended the siting of the building. It is now positioned in a less 'exposed' part of the business park and with less separation distance to the existing buildings.

The matter of design is clearly a subjective one. The applicant reflected on the design element of the refusal reason prior to this submission. However, when assessed against the requirements of planning policy, the design clearly reflects the principles of good design. On this matter, updated national guidance is clear that design should not be used as a reason to object to development where it clearly accords with development plan policies. The building is a small scale, ancillary building, designed in appropriate materials. This was confirmed by officers in the committee report accompanying the previous application.

The proposal provides the opportunity for an on-site facility that will support and enhance the existing businesses on site, whilst respecting the character of its surroundings through its siting, scale and design. Evidently, the proposal meets requirements set out in national and local planning policy. It therefore represents sustainable development in all respects and there is no planning policy justification to withhold planning permission.

Please do not hesitate to contact me should you need any further information.

Yours sincerely

**Chloe Smart**  
Senior Planner  
Hunter Page Planning  
chloe.smart@hunterpage.net

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<sup>1</sup> Paragraph 83 of the NPPF: 'Supporting a prosperous rural economy'.