

PLANNING AND LICENSING COMMITTEE

12th December 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 4 - 18

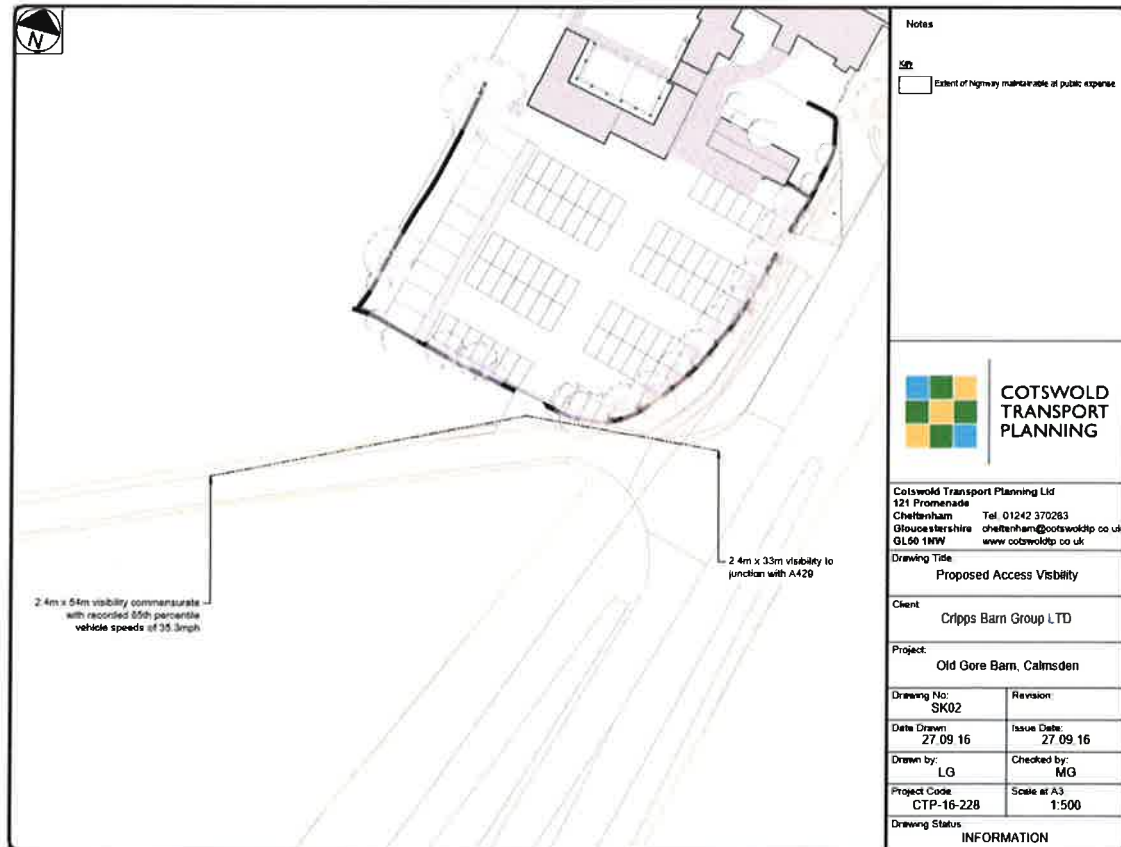
ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	18/03520/FUL	Email from Moreton in Marsh Town Council – ‘Following a request from CDC Cllr. Robert Dutton to strengthen the Town Councils response from No Objection to Support the planning committee resolved to ‘leave the decision as “No Objection” as to support could set a precedent for the business development strategy’ ’.
02	17/04151/FUL	4 representations received reiterating previous comments made and which have already been reported within the Officer’s report.
03 & 04	17/05212/LBC & 17/05211/FUL	Further correspondence received from Chedworth Parish Council – Please see attached. Email and additional comments from the Residents of Fosse Cross – Please see attached.
05	18/03737/FUL	Further comments from objector – Please see attached.
07	18/02869/LBC	Additional information from Agent – Please see attached.

It is clear to us that the Highways Technician, Jose Nunes dos santos, has not been to the site to examine the situation on the ground before making his comments. We would strongly urge Highways to do so.

We welcome the conditions (especially the one on electric vehicle charging!) but the inclusion of them does not address the grave concerns that we have on the safety of the proposed entrance onto the Highway.

The main visibility plan to which highways refer dates from 27/9/16, a copy of which we include below for ease of reference.



The current landscaping plan has the entrance in much the same position but clearly shows planting (which we have circled in red below) which would impede the 54m visibility splay when looking right towards the tip. It is also clear from the above visibility splay plan that you can see on to the centre line of the Fosse but you will be unable to see down the Fosse in the Cirencester direction (we have added on my own red arrow above) so you will be completely blind to left turning traffic. It would be quite probably for a vehicle turning left off the Fosse to swing in relatively quickly and immediately collide with a car turning to turn left out of the car park. More on this in a bit.

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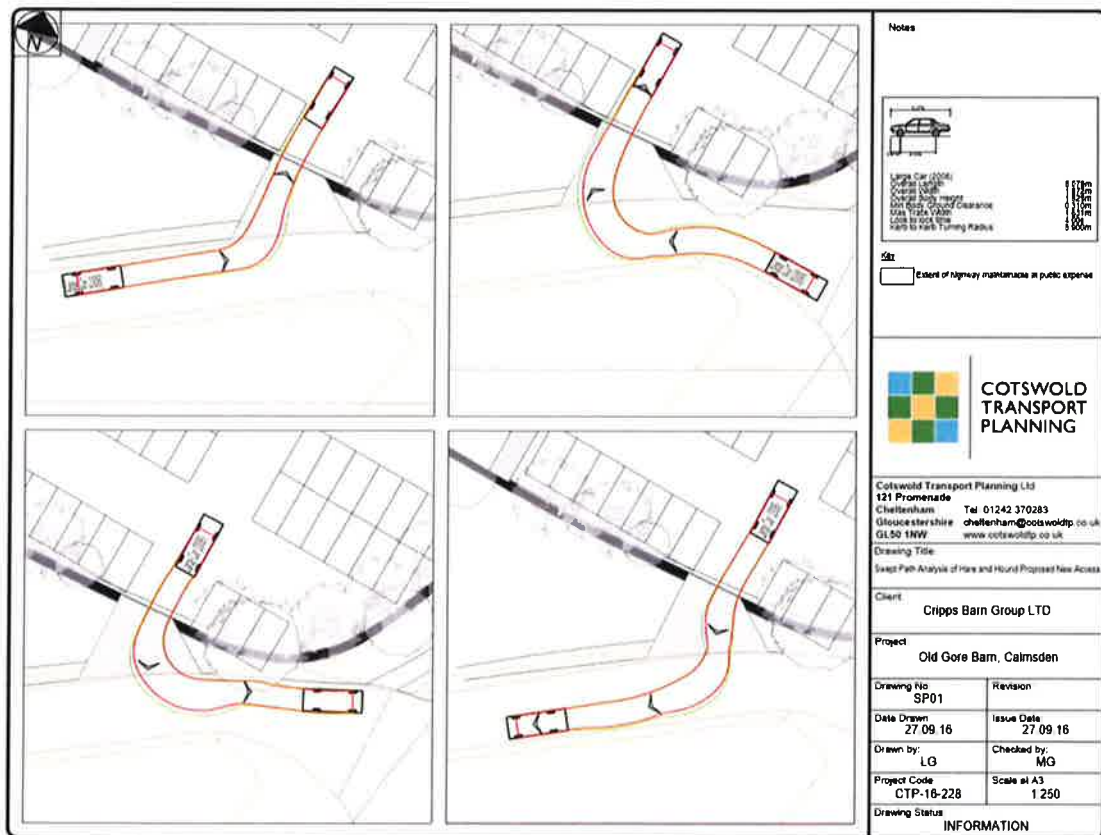
Home 03 + 04
17/05212/LBC
+ 17/05211/FUL



Of greater concern is the swept path analysis which again we have included below for ease of reference. The bottom left shows a car coming out of the car park and turning left. Note carefully that as the drivers side front wing of this car swings out into the Calmsden road it HAS to go into the path of the opposite side of the carrieway. (We have marked this point below with a big red star!) So, that car turning in left off the Fosse which has travelled up from Cirencester is not visible to the car turning left out of the car park or vice versa, the car coming out of the car park starts to pull out and turn left just at the moment the car from Cirencester turns in. This will be the first time that the two vehicles will see each other and they will be about 10m apart that that point. The stopping distance at 20 mph is 12m so if the car pulling out is only doing 10mph but the car turning in is doing 20mph then they will hit. If the car turning in is doing so at 30mph and the car pulling out is trying to do so quickly and has hit the accelerator it's going to be a very unpleasant head on collision. Now imagine that it's not a car turning in but a large lorry (going to the tip with an empty container as they do many many time each week). That car pulling out is quite simply going to get squashed.

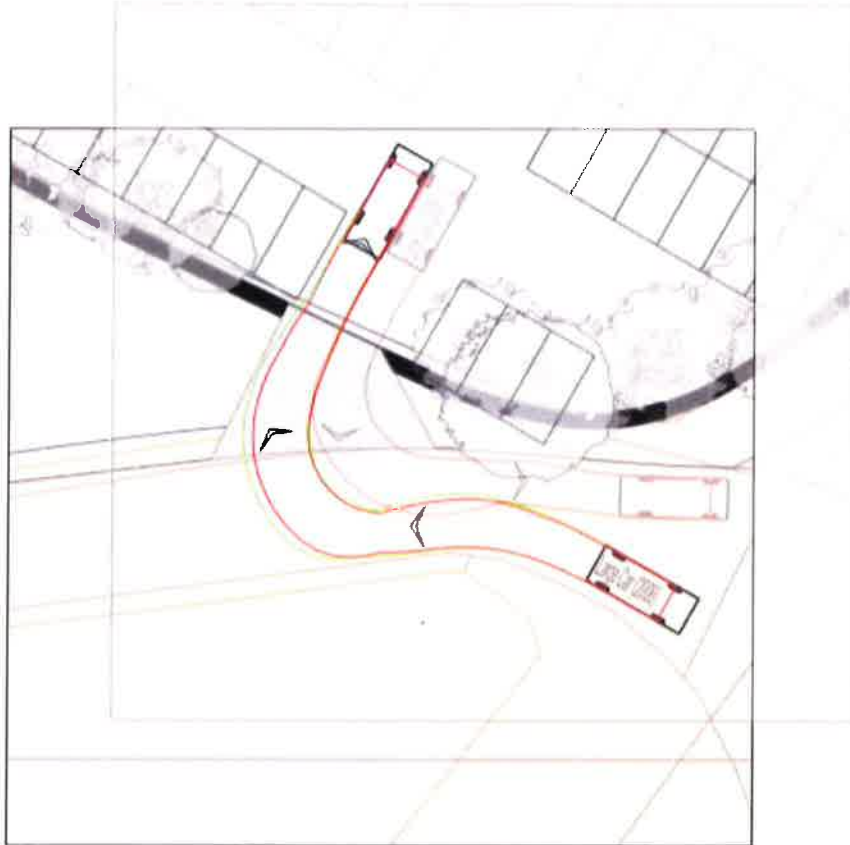
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Hems 03 + 04.
17/05212/LBC
+ 17/05211/FUL.



The current landscaping plan also says 'new site access, width to allow 2 way traffic entering and leaving simultaneously'. It then shows the width is going to be 6m. A car width is about 2m but there are walls and trees over this entrance so we think it's going to be quite tight to get a car pulling in past a car pulling out. We have overlaid the top right swept path with the bottom left below and you'll see just how tight it is. No wing mirrors will be left and you can see the collision point between car turning in and car turning out on the road.

Items 03 + 04
7 17/05212/LBC
+ 17/05211/FUL.



So the drawings do show that, the visibility splays can not be achieved with the current landscaping proposal, the cars turning out of the car park will not be able to see traffic turning in left from the Fosse until they are less than the stopping distance at 20mph apart and it is not possible to have a car turning in and a car turning out of the car park at the same time without them hitting each other. But this then all has a knock on (no pun intended) consequence....

Now lets imagine that someone going to the tip puts on their trailer, loads it with garden clippings and drives from this house in Cirencester up the Fosse at 10am on a Saturday morning, they turn in at a reasonable speed just as a car with four wedding guests leaves the car park to travel to that 11am Wedding service. They both manage to hit their breaks quick enough so that they stop in time but the lorry which is still travelling at 50mph up the Fosse and saw the car and trailer turning in and thought they would be out of the way so slowed a little but does not expect to have to stop. The trailer is still in the Fosse because the car managed to stop up short as soon as they saw the car coming out of the car park. The lorry has no chance and either goes head on into the back of the trailer or swerves and goes head on into the car traveling towards Cirencester on the Fosse – with way its going to be a horrid accident and the probability is that within two years of this site opening there will be a accident resulting in life changing injuries to someone. All this has only looked at their being one vehicle in either direction. Add into the mix plenty of others turning in right off the Fosse, coming down form the tip and a whole church load of guest trying to go in and out of the car park at the same time and its really easy to see how there will be cars stacking back onto the Fosse.

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Hem 303 + 04
 17/05212/LBC
 + 17/05211/FUL.

This is all very very realistic and anyone who knows that junction can see that at 10am on a Saturday morning as the car park of the hotel empties of wedding guests and all the gardeners and DIYers head to the tip at that time when it's really busy is a recipe for disaster. We would wager anyone that is willing to accept it, that if this development goes ahead as planned and results in a successful hotel wedding venue then within 2 years someone will have their pelvis or legs broken sometime over a weekend and within 5 years someone will have lost their life on that junction.

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Hems 03 + 04.
17/05212/LBC
+ 17/05211/FOL.

Lesley-Jane Weaver

Subject:

FW: Planning Committee 12.12.18 - ADDITIONAL PAGES

From: Anne Collier

Sent: 11 December 2018 11:55

To: Democratic

Subject: Planning Committee 12.12.18

Re: Hare & Hounds Applications 17/05211 FUL and 17/05212 LBC

Dear Sirs,

We attach our representations to be made as Objectors to the above Applications tomorrow, for distribution to the individual Planning Committee members.

Can you please confirm that you have received this email and that we have SIX minutes to speak (3 minutes for each Application, taken together)?

Kind regards, Anne Collier on behalf of the Residents of Fosse Cross:

Cherry Orchard (Donald and Christine Thomas)
The Coach House (Hilton Belter and Carol Smit)
LongFurlong Farm (Richard and Anne Collier)
Portway House (Nick and Margaret Green)
Ridgeways (Trudy Thursby)
The Ridings (Alan, Trish and Julie Famer)
Stable Cottage (Sophie Lloyd)
Tudor Farmhouse (Jenny Wiggins)

Hare & Hounds Planning Application 17/05211 FUL and 17/05212 LBC

We urge the Committee to **REFUSE OR DEFER** this Major Development in the AONB to enable the Applicant to resubmit more appropriately scaled, designed and landscaped plans. Currently it is a **wholly inappropriate overdevelopment** of a listed inn in the rural Cotswolds.

1. **Harm to both the Heritage Asset and the AONB Landscape has been accepted by CDC**
2. There has been **NO SUPPORT FOR THIS OVERDEVELOPMENT.**

Forceful, repeated and escalating material **objections from every independent consultee** on

- Overdevelopment;
- Disproportionate Scale of New Construction vs listed buildings;
- Design in breach of the Cotswold Code;
- Suburban and Inadequate Landscaping, negative impact on AONB;
- Impact on Heritage Asset; and
- Traffic safety

have been disregarded or dismissed.

3. **Material breaches to many Local Plan Policies and Statute have a Detrimental Affect**

This is unquestionably a Major Development in the Cotswold AONB and a New Hotel outside of Development Boundaries; the New Build fundamentally breaches the Design Code and dominates the heritage asset; it does not preserve the natural beauty of the Conservation area.

4. The **ostensible Public Benefit** is limited and does not outweigh the harm caused. The principal beneficiary is the Applicant, Cripps Barn Group, not the 'Public'.
5. **Benefit to the Rural Economy is limited** as it neither promotes high productivity employment in accordance with Policy EC1a nor supports sustainable tourism...to attract higher numbers of longer stay visitors" (EC1e). Other local businesses will lose trade as Cripps Barn Group becomes even more vertically integrated. One group monopolising trade is not healthy. All employees and visitors will drive to the Hare & Hounds.
6. It is **not about securing the optimum viable use for the listed building** or the pub business. The pub will be dwarfed physically and commercially by the new build surrounding it. No other rural pub has applied for consent to redevelop on this scale. It is simply a new Hotel and Dining hall for Cripps Barn guests.

All Consultees and the residents of Fosse Cross accept the principle of further development at the Hare & Hounds, just not on the scale of this proposal.

In our view, the acknowledged and extensive harm caused by this unnecessary and unjustified overdevelopment can be substantially mitigated by a modest reduction in scale of new build and parking, and by being pulled in from the boundaries. This would allow for meaningful and natural landscape buffers which would belong to the Hare & Hounds. The

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Items 3 + 4.
17/05212/LBC
+ 17/05211/FUL.

limited reduction in profit for the Applicant would then be available for other local businesses. The residents of Fosse Cross could support such a development.

12 Hems 3+4
17/05212/LBC
+ 17/05211/FUL.

We urge the Committee to **REFUSE OR DEFER** this Application for the following reasons:

The CDC Conservation Officer wrote in their final comments (26/11): ***“Overall the proposal remains harmful...The scale and massing of the new development will have a visual impact upon the existing designated heritage assets and the proposed car parking visually impacting on the rural character of the designated asset.”***

1. Harm to the Heritage Asset has been accepted by CDC

Far from being ‘saved’ by this proposal, it will be subservient to the three modular accommodation blocks surrounding it. As a commercial enterprise, it will be the poor cousin to the Dining Pavilion which will be reserved first for the wedding groups. Hence it will have limited attraction for other tourists and locals.

2. Harm to the AONB Landscape has been accepted by CDC

The 2-acre Hare & Hounds site will be developed to its fullest extent up to every boundary with little space available for meaningful soft landscaping, especially on the Eastern boundary with the Fosseway and the Northern boundary with the Footpath. This project is a **wholly inappropriate overdevelopment of a listed inn in the Cotswold AONB.**

3. There has been NO SUPPORT FOR THIS OVERDEVELOPMENT.

It has attracted consistent, repeated, correlated and escalating **objections from every independent consultee** and these have been disregarded or dismissed. The main themes of objection across all Consultees has been Overdevelopment; Scale; Design; Landscaping; Impact on Listed Building; and Traffic safety. All Consultees however accept the principle of new development at the Hare & Hounds, just not on the scale of this proposal.

4. Material breaches to multiple Local Plan Policies and Statute have a Detrimental Affect

- a. The modular monolithic accommodation blocks are disproportionate and do not accord with The Cotswold Design Code (**EN2**). The sole reason for their acceptance by CDC Planning is that they are largely hidden by other buildings and the neighbour’s tree screen.
- b. This development does not conserve and enhance the natural beauty of the AONB landscape in Breach of **EN5** (Cotswolds Area of Outstanding Natural Beauty). Under s 85 **CRoW Act**, the CDC has a duty to have regard to the purpose of AONB designation.
- c. The proposal fails all three conditions of **EN10**:
 1. No works planned specifically to conserve the listed pub’s structure.
 2. *“The landscaping...fails to sustain and enhance the character and setting of the designated asset* (Conservation Officer, 16/10 and below).
 3. *“the proposals lead to harm to the significance of the designated heritage asset”*.
- d. **EN11** - This proposal does not preserve the special character of the Conservation Area; landscaping is used to camouflage the new development; the urbanising car park will occupy the whole paddock, the only open space at the Hare & Hounds; its suburban hedge will occlude views of the heritage asset.

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Items 3 + 4.
17/05212/LBC
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- e. The development does not meet the NPPF presumption of **sustainability** - no transport options other than private vehicle and no meaningful effort to use non-carbon energy. All staff will have to drive there, contrary to **EC1c**.
- f. This oversized development, which more than triples the number of hotel rooms, dining covers and car park spaces, is quite clearly a **New Hotel Outside of Development Boundaries** breaching Policy **EC11** of the Cotswold District Local Plan.
- g. The new access, starting just 25m from the partly blind junction of the Calmsden Road with Fosseway, can in no way be termed "*safe and suitable*" (**INF4c**).

The sole reason for CDC Recommendation is **ostensible Public Benefit**: "*where a development proposal will cause harm to the significance of a designated heritage asset...that harm is weighed against the public benefits...including encouraging future viability of the listed building for the purpose it was originally constructed and promoting employment and local business.*"

Until the final week of consultation, the CDC planning officers were all adamant that "*a meaningful landscape buffer should be incorporated [for the car park] to protect the rural character of the Fosse Way and to preserve the openness of the site*" (Landscape Officer 19/10). This would have maintained permanent car park spots at 52 rather than 67, necessitating a concomitant reduction in the hotel rooms and/or dining hall. However, in that final week they all simultaneously and with seeming reluctance altered their stance, citing "*benefits*".

The 'Public Benefits' are limited: The principal beneficiary of this overdevelopment is the Applicant, Cripps Barn Group, not the 'Public'. **One group monopolising trade is not healthy** for the economy.

It is **not about saving the listed building** or the pub business. No other rural pub has applied for consent to redevelop on this scale. It is simply a new Hotel and Dining hall for Cripps Barn guests.

It **does not promote high productivity employment in accordance with Policy EC1a**. The 30 F/T and 20 P/T jobs stated in the application form are not credible. There plenty of job opportunities in the low-productivity Accommodation and Food Services sector in the Cotswolds so it will largely hire from other employers.

It will **not "support sustainable tourism...to attract higher numbers of longer stay visitors"** (EC1e). The principal clientele will be the wedding venue guests who are unlikely to spend elsewhere in the area; any later independent return must be discounted. The 'private club' feel will actively deter non-wedding tourists and locals.

Other **local businesses will lose trade** as The Cripps Barn Group becomes more vertically integrated: its guests will drink, dine, dance, sleep, breakfast and lunch at Cripps Group establishments.

The Applicant knew the limitations of developing a small rural listed inn when it bought the Hare & Hounds. Yet it is treating it as if it were a **brown field site**. It has not shown that a development of this scale is necessary to secure the pub's viability. In the words of CPRE, this project "*is simply too big*".

In our view, the acknowledged and extensive harm caused by this unnecessary and unjustified overdevelopment can be substantially mitigated by a modest reduction in scale of new build and parking, and being pulled in from the boundaries. This would allow for meaningful and natural landscape buffers

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Hems 3+4
17/05212/LBC
+ 17/05211/FUL

which would belong to the Hare & Hounds. The concomitant reduction in profit for the Applicant could then be available for other local businesses.

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Items 3+4
17/05212/LBC
+ 17/05211/FUL

Dear Sirs,

Further to my conversation with Leslie this morning, below are my notes that I wanted to read at committee in reference to The Surgery Station Road Andoversford your ref: 18/03737/FUL because of personal circumstances I cannot be at the meeting.

- Primarily, the existing building is 287sq ft inside and the proposed extension triples the building. This percentage gain would not normally be acceptable in the Cotswold District Council for a residential extension.

- The proposed building extends further into the garden than previously accepted extension depths of neighbouring houses. When we went in for planning, we were not permitted to go deeper than a certain point. No one else could extend as far back as this proposal in our street.

- There is an adverse effect on the residential amenity of our property and others, by reason of loss of privacy, overshadowing, etc. It will impinge on views from the neighbouring houses. The site does slope so will be more visible from the other side. Whilst we have erected a 2m high fence, the living area does face the garden and with its large windows and French doors.

- This is an unacceptable over-development of the site with the substantial loss of garden land.

- Pre-application advice received prior to the property being sold at auction confirmed that the residential usage is acceptable, with an extensions and openings front and back. This has openings to the side as well, which will be visible within our garden.

- Whilst CDC were pro a modern design, the size is excessive and therefore the mass odd a big block which is not of a high quality design. Should it be made smaller, the design may be more appropriate.

Hem 05.
18/03737/FUL

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- Whilst residential usage is acceptable, making this a house with two generous bedrooms, rather than a studio or single bedroom dwelling, is too large. The developer could have been less excessive in their demands with a smaller extension.
- Within the local plan Policy for Andoversford is concern over water removal. There will be a large flat roof and no space within the garden for a soakaway or sustainable drainage (especially with the contour of the land). This is contrary to the local plan policy. A smaller extension would retain potential space for a more sustainable solution.

In conclusion, we believe that this too big a building on this plot. We do not object the change to use, but this tripling of the size of the existing building is not necessary for the proposed usage. The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity and therefore we wish to object in the strongest possible terms.

Yours sincerely

Sarah Joynes

40 Station Road, Andoversford, GL54 4LA

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Hem 05.
18/03/37/FUL.

Statement to Planning Committee

18/02869/LBC

In support of a listed building application for Chester House / 12 High Street Fairford

This is an application for listed building consent to reroof the rear slope in blue slate in lieu of stone tiles – and this will match the existing front slope; the rationale and justification is summarised below:

1. The property was first listed in 1952, and the listing was amended in 1986 ... and part of the description is 'Originally probably early C17, raised to 3 storeys in C18...'
2. The evolution of the building is obvious; the original walls were raised to form the present top floor – as in the photograph below of the planted-on modifications to the original trusses clearly showing the original 50 degree slope for stone tiles, and the later C18 35 degree pitch for the lighter / larger blue slate. In other words the probability is for the first 100 years or so, the whole of the roof, back and front, was almost certainly Cotswold stone tiles laid at the traditional 50 degree pitch.



3. Then, some 200 years ago, the third storey was added, trusses modified, and both front & back slopes were replaced with blue slate. On the front the blue slate is still there — although probably not the original one after all this time. At some stage, to judge from their deteriorated state, probably before 1952 the rear slope was changed to stone tiles. Consequently, due to the slack pitch, this stone covering has failed – causing not inconsiderable leakage and inevitable deterioration to the original fabric
4. With due respect to Conservation to refuse reinstatement to blue slate is flawed – on the basis that an historical change for the worse (stone tiles to blue slate) should not be the subject of preservation per se It is almost tantamount to saying a modern upvc double glazed window in an historical listed building should be retained at all costs - just because it is there as a result of evolution
5. It is hoped that common sense will prevail and the committee will endorse this application for reinstatement in blue slate
6. It is worth mentioning that in 2005, notwithstanding the listing, your Council approved the substantial extension to the rear of the house, along the Croft Alley, with blue slate roofs – thus confirming this material and style were perfectly acceptable on a listed Cotswold building.

M J Grosscurth MRICS
Chartered Surveyor
On behalf of Mr & Mrs Lee-Browne

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Item 07.
18/02869/LBC