

**PLANNING AND LICENSING COMMITTEE**

**13<sup>th</sup> February 2019**

**ADDITIONAL PAGES**

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**ADDITIONAL PAGES - CIRCULATED TO MEMBERS BY POST**

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

Additional Representations on Schedule Items

Pages 1 - 17

PLANNING AND LICENSING COMMITTEE

13<sup>th</sup> February 2019

ADDITIONAL PAGES ON SCHEDULE ITEMS

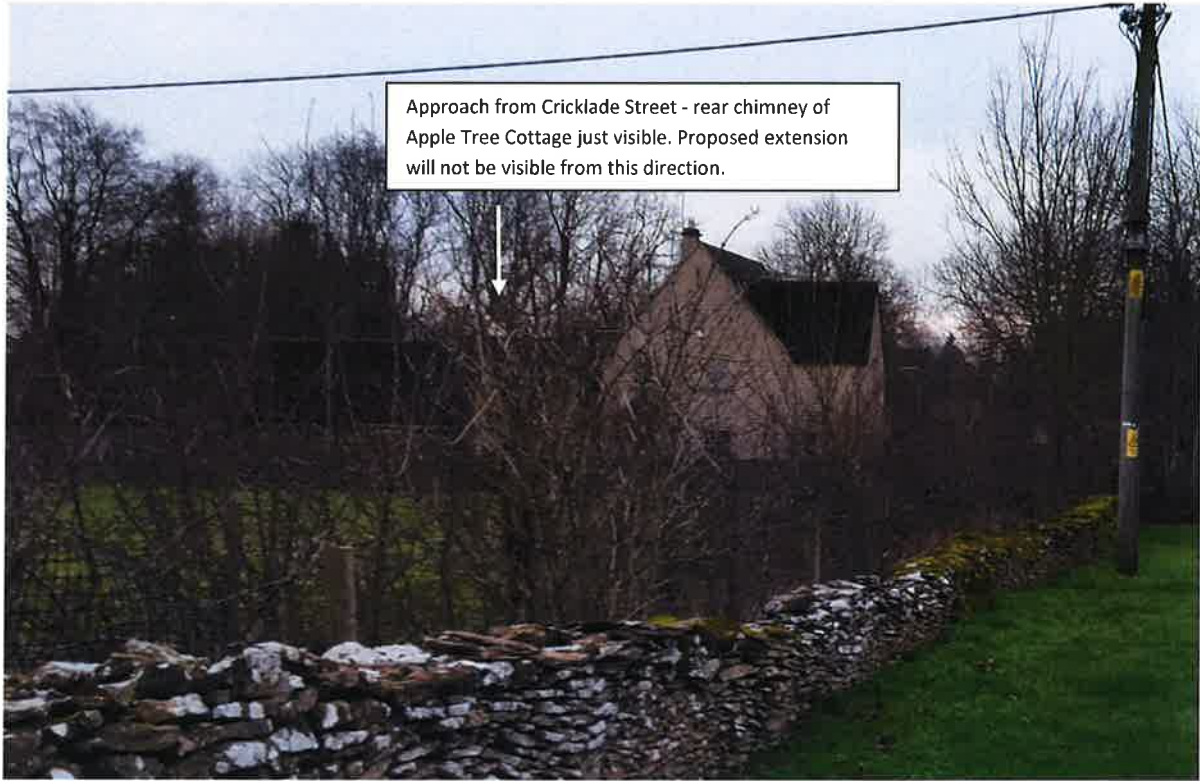
Item	Ref. No	Content
01	18/03670/FUL	<p><b>4 representations have been made in support of the application, raising the following points -</b></p> <ul style="list-style-type: none"><li>- The dwelling is to be occupied by the applicant's brother who has medical problems</li><li>- This is not garden grabbing, the dwelling is to be built so that the applicant's brother can be looked after by his family</li><li>- The removal of the hedge will improve pedestrian safety</li></ul> <p><b>1 representation objecting to the proposal has been received, making the following points -</b></p> <ul style="list-style-type: none"><li>- Parking problems will be caused by this development</li><li>- Adverse impact upon pedestrians using the pavement</li><li>- Impact of construction traffic</li><li>- Parking on the roadside will restrict access for other roadusers</li></ul>
04	18/04324/FUL	<p><b>Case Officer -</b> i) Officers would like to bring it to the attention of Members that the reason for referral within the report states 'N/A'. This is an oversight and the reasons for referral given by the Ward Member, Cllr. Fowles, are that, given the support from the Parish Council and from the community, he's requested that this application is brought to Committee for determination;</p> <p>ii) At the time of writing the Schedule report, Officers had not received any comments from the Parish Council. However, comments have now been received and have been included within the Additional Pages. The applicant has also provided information from the Parish Council meeting held on 10th December 2018 when the application was considered (item 6), which can also be found within the Additional Pages for this Committee Meeting;</p> <p>iii) Five comments of support have been submitted by members of the public and are available to view in full within the Additional Pages;</p> <p>iv) Since the completion of the Schedule report, the applicant has now provided further information, which relates to the health of her parents and the reasons why this informs the form and design of the proposed extension. Due to the</p>

		<p>personal nature of the additional information, officers have attached it on confidential pink pages to the Additional Pages. Although the use of planning conditions, where they would limit the benefit of the planning permission to a particular person or group of people, is rarely appropriate (as stated within the Planning Practice Guidance: Use of Planning Conditions (paragraph: 015 Reference ID: 21a-015-20140306), the Officer Recommendation to refuse the application, for the reason explained in the Schedule report, was very finely balanced and the additional information now provided is material to the consideration of the proposal. As a result of the additional information, officers recognise the genuine need for the size and form of the extension in this instance and consider that the balance can now be tilted towards the acceptability of the proposals, without the need for a personalised permission. On this basis, and on balance of all the material considerations, Officers now recommend that the application should be approved.</p>
05	18/03461/ADV	<p><b>Page 61 – This page was omitted from the schedule of applications.</b></p> <p><b>Case Officer - i)</b> Officers would like to bring it to the attention of Members that the reason for referral within the report states 'None'. This is an oversight and the reasons for referral given by the Chairman of the Planning Committee are that, Cotswold District Council should be encouraging revenue into the Rural economy and the new sign is positioned to allow motorists to locate the business. As a result, delegated authority to refuse the application was not granted and the Chairman requested that this application is brought to Committee for determination. (Ward Member, Cllr. Fowles, referred the application to the Chairman as a result of declaring an interest).</p>



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Hem 04.  
18/04324/FUL.



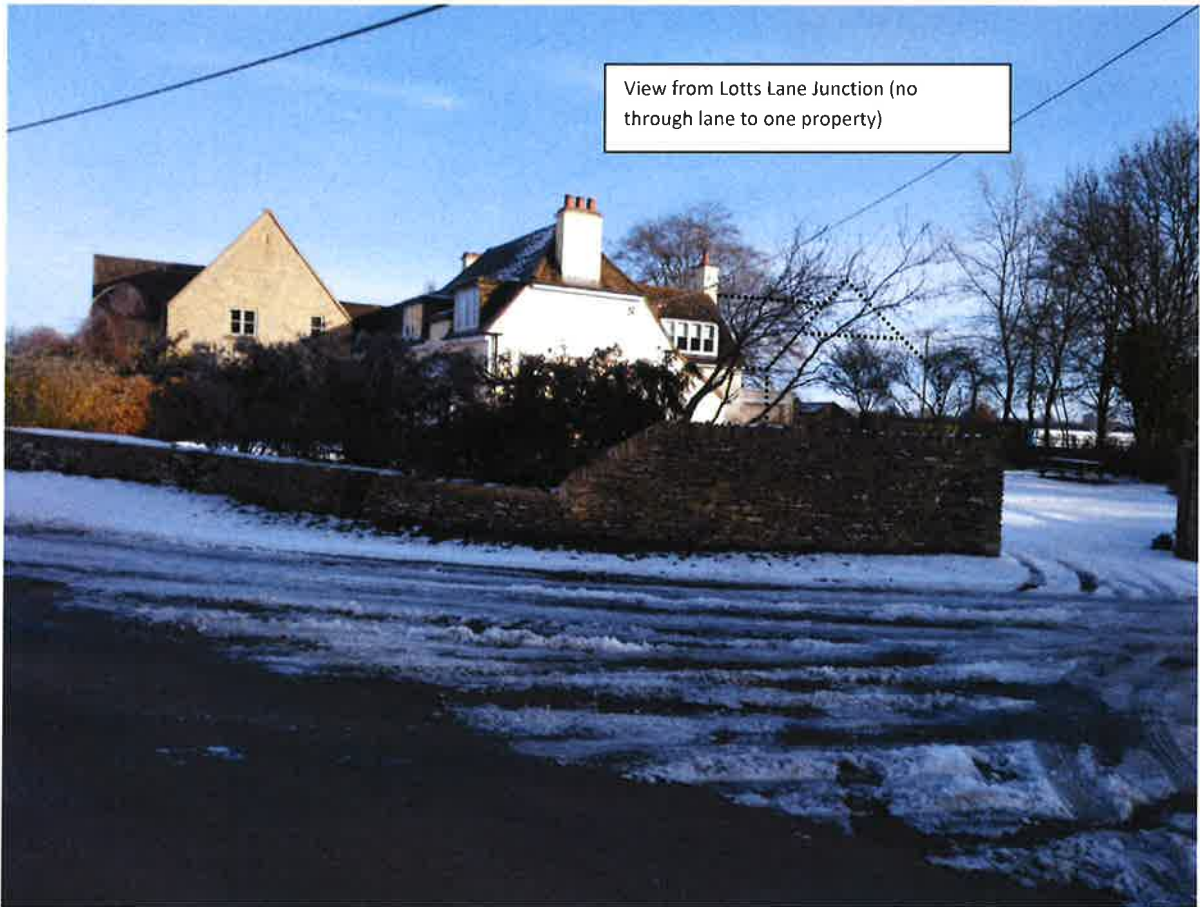
Approach from Cricklade Street - rear chimney of Apple Tree Cottage just visible. Proposed extension will not be visible from this direction.

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Item 04  
18/04/24/FUL.

Approach from Down Ampney- property and proposed extension barely visible.





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Item 04  
18/04/324/FUL.





Mr & Mrs C Clapton  
Ladymead  
Cricklade Street  
Poulton  
Glos  
GL7 5HX

7<sup>th</sup> February 2019

Dear Ms Evans

**RE PLANNING APPLICATION REFERENCE: 18/04324/FUL**

**APPLE TREE COTTAGE, POULTON**

We have noted an application for an extension to the above property, and would like to support the request made by Mrs Sleight.

We frequently walk past Apple Tree Cottage towards Poulton Priory, and the extension will not be that visible when passing in either direction as it is towards the side/back of property.

We drive daily past Apple Tree Cottage towards Down Ampney and having considered it, we feel an extension will not distract from the appearance when entering our village, in fact we feel it will enhance the curb appeal of the property especially when driving back into the village.

We occasionally walk past Apple Tree Cottage along Lotts Lane, and do not believe this proposed extension will be a visual distraction from Lotts Lane, again echoing the above comment regarding the appeal of the property.

Please can you ensure our comments are included in your documentation.

Yours sincerely

Colin & Kristina Clapton

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Mr & Mrs M.D Willis  
Poulton  
Cirencester  
Glos GL7 5HY

Lisa-Marie Evans  
Case Officer  
Cotswold District Council  
Trinity Road  
Cirencester  
Glos GL7 1PX

6<sup>th</sup> February 2019

Dear Lisa-Marie,

**18/04324/FUL - Full Application for Demolition of existing garage and construction of a two storey extension at Apple Tree Cottage, The Butts, Poulton Cirencester Gloucestershire for Mrs Carolyn Sleight.**

We are writing to whole heartedly support the approval of the above planning application. The proposed extension will affect us the most and we feel that the extension to the existing house will greatly enhance the appearance of the property without detrimental effect to the visual amenity of the village.

We are also fully aware of Mrs Sleights' personal circumstances regarding the need for additional accommodation so that she can accommodate and care for her elderly and infirm parents.

We can't see any reason at all why this application warrants refusal.

Please can you circulate this to the planning committee ahead of the meeting so that it can be included in the supporting documentation.

Yours sincerely

Mike & Sue Willis

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HEM 04  
18/04324/FUL

**Lesley-Jane Weaver**

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**Subject:** FW: Ref no. 18/04324/FUL

-----Original Message-----

From: Sue Spiller  
Sent: 06 February 2019 14:22  
To: Lisa-Marie Evans  
Subject: Ref no. 18/04324/FUL

Dear Madam

I am writing in support of this application as I believe that it will not significantly alter that area of the village or be unsightly. This application, unlike the other applications that have been approved and may be approved in Bell Lane, is not about the greed of already wealthy landowners to the detriment of those living nearby but about a single, hard working woman trying to do her best to look after her elderly sick parents.

Yours sincerely

Susan Spiller

Sent from my iPad

**Lesley-Jane Weaver**

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**Subject:** FW: Planning application 18/04324/FUL

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**From:** [REDACTED]  
**Sent:** 03 February 2019 15:05  
**To:** Lisa-Marie Evans  
**Subject:** Planning application 18/04324/FUL

Dear Ms. Evans,

I am writing to give my support to the planning application that Ms Carolyn Sleight has made to extend her property in Poulton (ref. **18/04324/FUL**).

Whilst I agree it will be a large extension, I feel Ms. Sleight is only requesting this size of extension so that she can accommodate and care for her parents, who have sadly become infirm over the past year, and I am sure that she will make every effort to build it in keeping with the surrounding area.

The proposed extension will not overlook any other property and is probably not extending her property as much as the one next door has been (Tinker's Rest). If anything, it will stop her property looking dwarfed by the now much larger property next door.

I do not feel that it will change the nature of the part of the Village that she lives in - unlike the proposed estate that has been granted planning permission on Bell Lane at the other end of the Village.

I do hope that her proposal will be reconsidered,

Kind regards,  
Rachel Hutchinson

**Lesley-Jane Weaver**

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**Subject:** FW: Apple Tree Cottage - 18/04324/FUL

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**From:** Andrew  
**Sent:** 03 February 2019 14:42  
**To:** Lisa-Marie Evans  
**Subject:** Apple Tree Cottage - 18/04324/FUL

Dear Madam,

I am writing to support the above application, which for some reason has been referred to Committee.

Whilst appreciating that Planning Approval, once provided is perpetual, rather than only relating to the applicant, it seems somewhat bizarre that the combination of clear immediate need and lack of any objection to size/location from either immediate neighbours or Parish Council is insufficient to persuade you to recommend approval.

The visual impact is of minimal variance to existing buildings, so I hope that the Committee will agree and recommend approval.

Yours sincerely,

Andrew Young

Sent from [Mail](#) for Windows 10

**DRAFT POULTON PARISH COUNCIL**  
**MINUTES OF MEETING HELD ON THE 10<sup>th</sup> DECEMBER 2018 AT 7 PM**  
**IN THE VILLAGE HALL**

Present: Chris Davies  
Phil Heneghan  
Mike Willis  
Andy Young  
Barry Thomas  
David Fowles (District Councillor)  
Shaun Parsons (County Councillor)  
Heather Harris (Clerk)

1 member of the public attended the meeting.

**1. Apologies for absence.**

Apologies for late arrival were received from Cllr. Fowles.

**2. Approval of Minutes.**

The Minutes of the meeting held on the 8<sup>th</sup> October 2018 were approved and signed.

**3. County Councillor's Report.**

Richard Gray has returned to work and a site meeting will be arranged between Gloucestershire Highways and the Chairman at the Ranbury bridge.

Cllr. Young asked the County Councillor about the feasibility of having a disabled parking bay on Cricklade Street for customers of the Village Hub. Cllr. Parsons said that there is no money available but he would discuss the proposition with Richard Gray.

The issue of parking on the slip road opposite The Falcon was discussed as it was felt that it is becoming an increasingly dangerous occurrence. It was reported that three cars were parked along the slip road with no space available for two way traffic. Cllr. Parsons said that a traffic regulation order would be needed to stop customers of The Falcon from parking in such a hazardous nature.

#### 4. Financial Report.

The following payments have been received into the Current account:

WW1 Grant for the War Memorial	£100
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The following payments have been made from the Current account:

	£
Mr M Wood (refund for the Lord Lieutenant's Wreath)	18.50
Royal British Legion (wreaths)	44.00
Centreline Architectural Sculpture (War memorial)	240.00
Poulton Village Hall (rental)	35.60
Willow Gardening Services (grass/hedge cutting)	2500.00

Balances:	£
Current account	793.96
Deposit	3962.22
Cemetery	3000.41
Total	7756.59

#### 5. Budget and setting of annual precept for 2019/20.

The Councillors discussed the proposed budget produced by Cllr. Heneghan and the costs regarding the village cemetery.

*The Councillors resolved to set the precept at £8,000 in order to facilitate the accrual of monies for the village cemetery.*

#### 6. Planning.

The Councillors thanked Ms Sleight for attending the meeting to discuss her planning application. The Councillors discussed the application and supported the application.

The garage at The Chapel has been converted into accommodation without planning permission. This property is in the Conservation Area and the Clerk was asked to write to the Enforcement Officer regarding this matter.

#### 7. Report back on Flooding Meeting.

Helen Richard of GRCC has looked at all the items reviewed 2-3 years ago and has spoken to the Environment Agency regarding maintenance. There was a lot of frustration with Thames Water and the Chairman noted that a loss of local knowledge has not helped. The work to install the bund will commence shortly and the stream clearance.

## **8. Village Hub.**

The Parish Council received an invitation to attend the stakeholders meeting. Cllr. Thomas attended on behalf of the Council. A plan to have hardstanding on the playground was rejected by the Councillors. No planning application has been received to date on which to comment. The Councillors will await the feedback from the Conservation Officer regarding the drystone wall to the rear of the Village Hall. A decision on the application is expected during January. The Councillors agreed with the concept of the Village Hub but will await the plans in due course. The Chairman reminded the Councillors that they needed to make their opinions known to the Clerk on this application in order to have a balanced view from the Council as a whole.

## **9. District Councillor's Report.**

The proceeds of the sale of books amounting to £63 was given to the Clerk to deposit in the Current account, this money will go towards the £240 costs of maintenance on the war memorial.

A brief of the consultation of the Local Plan is expected in 2020. The Park and Stride scheme located at the Rugby Club is being disputed by the Chester-Masters so a delay has occurred.

Additional car parking is being looked into on the Tetbury Road.

The Old Hospital is to be demolished and additional car parking spaces made.

Following the closure of House of Frazer, interest has been shown in the retail space by B&M and also Wetherspoons.

The new leader of CDC is Tony Berry from Kemble.

## **10. Any Other Business.**

The Council were saddened to hear of the death of Simon Gordon-Walker and wish to acknowledge the tremendous amount of work which he did for the Cricket Club and Englands.

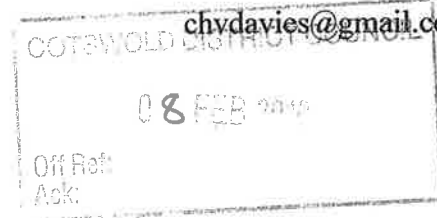
Parish and District Council elections will take place on 2<sup>nd</sup> May 2019.

The meeting closed at 8.40 pm. The next meeting will be on Monday 11<sup>th</sup> March at 7.30 pm.



# Poulton Parish Council

Old Manor Farm House  
Poulton  
Cirencester  
Glos GL7 5HN  
chydavies@gmail.com



Lisa-Marie Evans  
Planning Department  
Cotswold District Council  
Trinity Road  
Cirencester  
Glos GL7 1PX

07.02.19

Dear Ms Evans

**18/04324/FUL - Full Application for Demolition of existing garage and construction of a two storey extension at Apple Tree Cottage The Butts Poulton Cirencester Gloucestershire for Mrs Carolyn Sleight**

I understand that for some reason your department never received this Council's comments on the above application.

To update your records, prior to the planning committee meeting on 13.02.19, please note:

1. On 06.12.18 I, as the councillor responsible for planning issues, emailed the following comment to our clerk in relation to this application: "I don't have any issue with this. The plans seem to respect the privacy of the neighbouring property."
2. At our Council meeting on 10.12.18 the following was minuted: "The Councillors thanked Ms Sleight for attending the meeting to discuss her planning application. The Councillors discussed the application and supported the application."

Please note that Councillor Willis, who is a neighbour of Mrs Sleight, did not participate in our decisions but I am aware that he has independently written a letter of support.

You will have received a copy of correspondence dated 06.02.19 and addressed to Councillor Fowles which outlines our reasons for approving this application and our concerns as to a refusal being recommended.

I would be grateful if you could bring all of the above to the attention of the planning committee.

Yours sincerely

Chris Davies  
Chairman  
Poulton Parish Council

cc. Councillor David Fowles

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Item 04  
18/04324/FUL

## 9. Conclusion

It is considered, that the cumulative impact of the proposed signage and previously approved signage would result in an over-proliferation of signage within the area, which is in an area of special advert control. The proposed additional signage therefore detracts from the local amenity of the surrounding area which is characterised by its rural landscape. The proposed works are considered not to accord with the objectives of Paragraph 132 of Section 12 of the NPPF.

## 10. Reason for Refusal:

The proposed sign would be within an area of Special Advert Control outside the built settlement of Poulton. By virtue of the location adjacent to a previously approved sign, the cumulative impact of the proposed signs would result in dispersed clutter thereby having a significant adverse impact on the amenity of the area, detracting from the visual appearance and rural character of the area, and as such would be contrary to paragraphs 124, 130 and 132 of Section 12 of the NPPF.