

**PLANNING AND LICENSING COMMITTEE**

**12<sup>th</sup> June 2019**

**ADDITIONAL PAGES UPDATE**

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**DISTRIBUTED AT THE COMMITTEE MEETING**

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

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**Additional Representations on Schedule Items**

**Pages 11 - 15**

**PLANNING AND LICENSING COMMITTEE**  
**12<sup>th</sup> June 2019**

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**ADDITIONAL PAGES ON SCHEDULE ITEMS**

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<b>Item</b>	<b>Ref. No</b>	<b>Content</b>
<b>01</b>	<b>19/00086/OUT</b>	<p><b>Case Officer Update:</b></p> <p>Please see attached letter sent by Amey to residents of Evenlode Road in February 2018. Letter received from Cllr Coxcoon.</p>
<b>03</b>	<b>18/02520/FUL</b>	<p><b>Town Council Update:</b></p> <p><b>Addendum to FTC Final Statement</b></p> <p><u>2. Access</u></p> <p>f) According to clarification given to us by the Case Officer, conditions 12 to 15 (proposed by the highway authority) do not apply to the demolition/construction period. The proposed condition 16 is limited in scope, although it presumably applies to the whole application site. Given that the application boundary includes the shared area adjacent to the main road (A417), over which there is a public right of way, and neighbouring residents have a legal right of access over this and other parts (as shown in our supporting evidence), it is unclear how public safety is to be ensured by these conditions. At the very least, if the Committee is minded to approve this application, a condition is needed requiring a comprehensive Construction Method Statement adequately addressing the above and other issues specific to the site. In our view it needs to be demonstrated how safe access and operation over the whole application site would be achieved throughout the demolition/construction period before granting permission.</p> <p>It should be noted that the references to proposed conditions in our list of questions were to the original list, i.e. the '3<sup>rd</sup> planning condition' is now number 4, the 13<sup>th</sup> is now 14, the 15<sup>th</sup> is now 16, the 16<sup>th</sup> is now 17 and the 'last condition' is now 18, with a new final condition on landscaping having been added.</p>
<b>05</b>	<b>19/00996/FUL</b>	<p><b>Case Officer Update:</b></p> <p>Revised Block Plan showing the garage repositioned 4m to the north received – please see attached.</p>

**Other Representations:**

1 Comment following amended plans from the occupiers of Colman House advising that the revised proposal is acceptable to them.

**Officer Comments:**

The garage has been repositioned 4m to the north following a request by the neighbours of the site (see late pages).

Whilst the garage would be further away from the main built form of the dwellinghouse, it is sufficiently close that the garage would be located in viewed in close context with it, and the impact on the character and appearance of the Cotswold Area of Outstanding Natural Beauty would remain acceptable.

With regard to the impact on residential amenity, the amendment follows the submission of a comment by the closest neighbour (Colman House) to the garage. The repositioning of the garage would move it further from the rear of Colman House, and the loss of light to their windows would remain acceptable in terms of the 45 degree lines as advocated by the Building Research Establishment publication IP 23/12 - Site Layout Planning for Daylight, referenced in the Cotswold Design Code. The impact in regards to overbearing and loss of privacy is considered relatively neutral from the previous scheme. The impact on the residential amenity of the other neighbours around the site remains acceptable.

**Amended Condition 2:**

The development hereby approved shall be implemented in accordance with the following drawing number(s): 551/1A and 551/2B

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



Owner/Occupier  
Evenlode Road

Amey Gloucestershire  
2 Love Lane  
Cirencester  
Gloucestershire  
GL7 1YG

Tel: 08000 514 514

Our reference: DJR/Ca/Your reference:

Friday, 9 February 2018

Dear Sir/Madam

### Road Gritting

The gritter drivers are experiencing difficulty driving through an area near Cotsmore Close on Evenlode Road where the car parking changes from one side of the road to the other. Early this morning the drivers were forced to take an alternative route, which delayed their progress. Had they decided to try getting through, they may have caused damage to parked vehicles, or decided to reverse back to Wellington Road with the reversing bleeper disturbing everyone.

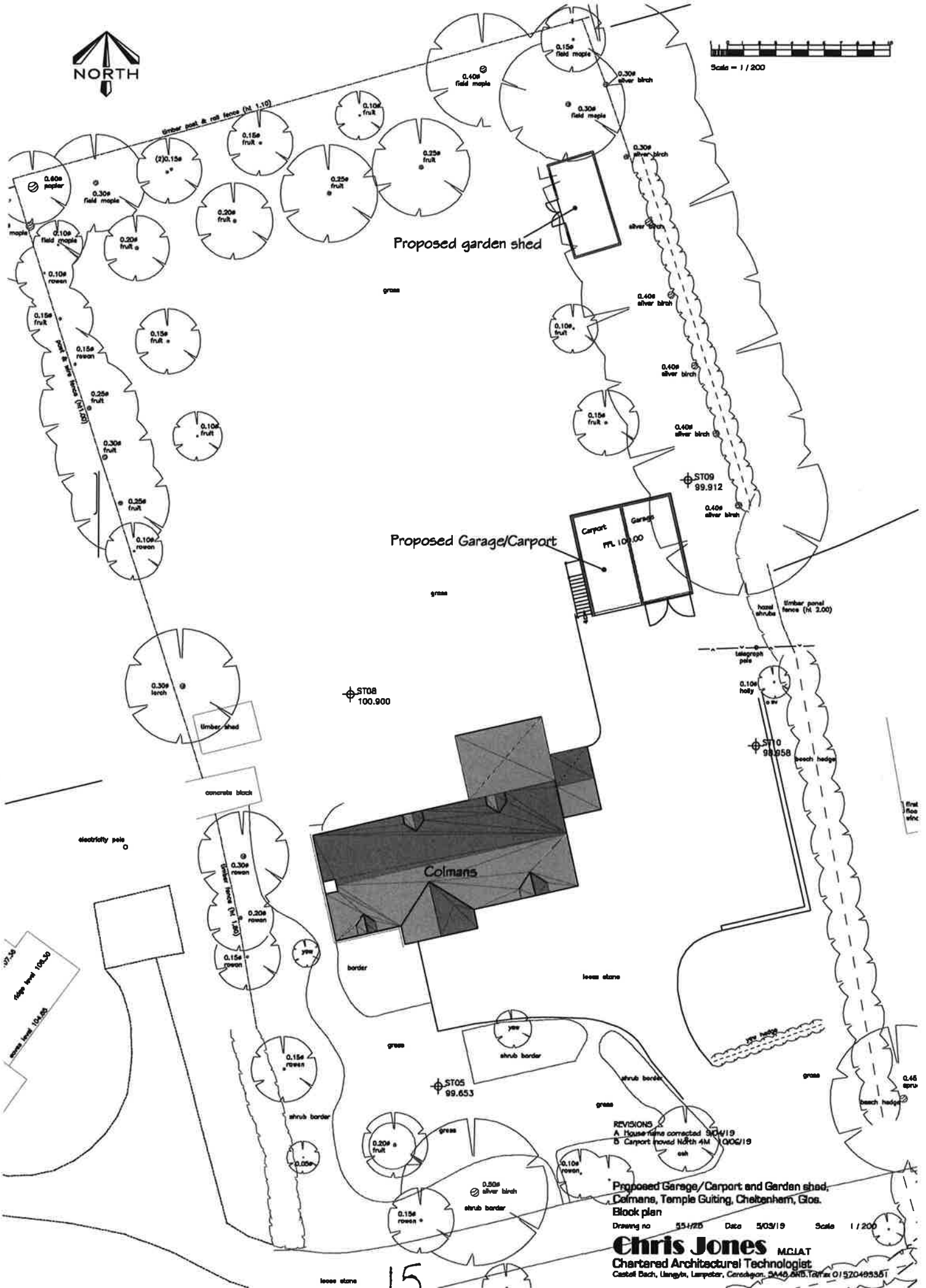
We would be grateful if you could leave enough room for a large lorry to get through. The problem becomes worse when there is snow, as the gritters have ploughs on the front making their vehicles even longer.

Thank you for your help in this matter.

Yours sincerely

Harry Roberts  
Area Highways Representative  
For and on behalf of Amey Gloucestershire

Email: [GCCHighways@amey.co.uk](mailto:GCCHighways@amey.co.uk)



REVISIONS  
 A House plans corrected 30/4/19  
 B Carport moved North 4M 1/10/19

Proposed Garage/Carport and Garden shed,  
 Colmans, Temple Guiting, Cheltenham, Glos.  
 Block plan

Drawing no 55-1/25 Date 5/03/19 Scale 1/200

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