

12. Copies of comments from neighbouring residents
(Rand, Straates, Murdoch, Goldstone, Benfield,
Murano, Hill, Miller, Milne, Thorne, Bishop)

COTSWOLD DISTRICT COUNCIL

31 JUL 2018

Off Ref: UV

Ack: I

2 MOOR LANE
FAIRFORD
GLOS
GL7 4AL

29-July 2018.

To Kevin Field (Planning & Development Manager)
& Adrian Walker (Case Officer)

RE. OBJECTION TO PROPOSED DEVELOPMENT OF LAND SOUTH OF WICK HOUSE,
PLANNING APPLICATION REF. 18/02520/FUL

Dear Sirs,

Flooding occurs upto 18" on land by the wall where you propose
the entrance to development.

There is already an abundance of 4 bed properties in area. These
properties always require more than 2 parking spaces + visitors and deliveries
- of which there is no allowance anywhere for extra parking.

Access from the main road has been privately maintained with
gravel by residents for 50 years that I know of. Refuse lorries park on main
road to collect bins, these vehicles and emergency ones and delivery vehicles
are too large to access the land, as the track is too narrow and too
tight for turning onto land.

Complete lack of privacy because of cars & vans parking during
construction 9 metres from my kitchen. Headlights from cars exiting properties
would be distracting, there is no mention of a fence being erected before
work begins.

Wood cladding on properties is not in keeping with anything else
I suggest opposite side of plots would give all residents more privacy.

The wall and track are a haven for wildlife: squirrels, deer, herons
birds, hedgehogs.

The schools and doctors are already at full capacity with
people having to go outside of Fairford to access.

from

J & L BENFIELD

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Mrs Margaret Bishop

Address: 21, Lygon Court Fairford

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Design
- Highway access and parking
- Impact on Conservation Area
- Impact on Listed Building
- Loss of general amenity
- Other
- Over development
- Privacy light and noise
- Trees and landscaping

Comment: The revised proposals for this site do not resolve the issues raised in previous objections, specifically

Transport, highway access and parking

The track from London Road to the proposed new houses is very narrow, and has restricted visibility emerging onto the shared driveway area nearest the main road (which is also a PROW). It is acknowledged that large vehicles, fire engine, ambulance, refuse disposal vehicles, large delivery vans etc will not have access but will be required to park, unload and wait outside Cotswold Cottage. This would block access to both Wick House and Cotswold Cottage, giving significant potential for conflict between pedestrians and the additional vehicles, and disturbance and inconvenience to neighbours. It is difficult to understand the Transport Opinion that the addition of 2 large 4 bedroomed houses will not have a material impact on safety, and not significantly increase the number of vehicle and pedestrian trips.

Impact on Conservation area.

The site is in a Conservation area and affects the setting of a listed building, East End house. The open spaces to the south of East End House and Wick House are a key part of the setting of East End House, and the proposal for 2 large two-storey houses would obstruct views from the West

and would detract from the setting. The style proposed is neither contemporary nor traditional Cotswold vernacular, the use of render rather than stone, the removal of trees, and the demolition of part of the Cotswold stone wall are not in keeping with the Conservation area and would detract from its character.

Flood risk.

Fairford has been identified as suffering ground water flooding in wet seasons, even in flood zone 1 areas. The site has suffered serious flooding incidents, in 2007 and since, and includes flood Zone 2 and flood zone 3 areas. Building here is likely to increase the flood risk to others, because adding impermeable material to the river basin will put up the water table level. Lygon Court housing for elderly people, which is immediately downstream of the site, already has incidents of flooding in the courtyard, and it is not acceptable to increase the flood risk to vulnerable elderly people. The CDC Strategic Flood Risk Assessment requires that groundwater and surface water flood risks must be considered, including Their potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water runoff.

There is no indication that flood risk has been considered and no provision for mitigation. In general, building development should not take place in flood zone 2 and 3 areas but be diverted to areas which will not increase flood risk. There are other much more suitable sites in Fairford.

There is no apparent public benefit that could justify ignoring all these issues, particularly since market housing needs in Fairford are already being well met.

3 Moor Lane
Fairford
Gloucestershire
GL7 4AL
31st July 2018

N [REDACTED]

To: Kevin Field (Planning and Development Manager) and Adrian Walker (Case Officer)
Cotswold district Council

RE: OBJECTION TO THE PROPOSED DEVELOPMENT OF THE LAND SOUTH OF WICK HOUSE
PLANNING APPLICATION REF. 18/02520/FUL

Dear Sirs,

We would like raise the following objections to the proposed development for planning application ref. 18/02520/FUL.

Whilst the proposed plans from a building perspective appear to work on paper, we fear that there are important areas that have not been fully considered in both design as well as the practical day to day living aspects which will affect neighbours and surrounding properties. We have listed our concerns as property owners, but we will also refer extensively to The Fairford Neighbourhood Plan 2016-2031 published in February 2017 by The Fairford Town Council, for pre-submission consultation under The Neighbourhood Planning (General) Regulations 2012 who's commentary and findings represent the Fairford community and as such should be taken into account.

<http://www.fairfordtowncouncil.gov.uk/wp-content/uploads/2018/06/Fairford-Neighbourhood-Plan-Reg-16-submission-Feb-2017-.pdf>

Flood Risk

As you are no doubt aware, many of the houses in this area were flooded in 2007. The houses affected between London Road on the A417 and at the top of Moor lane were flooded from highway and surface water making its way down to the river Coln. Numbers 1, 2 and 3 Moor Lane did not flood. We do not believe that this was a lucky co-incidence but can be directly attributed to the small open piece of land behind these properties, which acted as a natural soak away. While there was a substantial amount of surface water in the gardens, it ensured that none of the properties themselves flooded.



Image of No. 2 Moor Lane's back garden during the 2007 floods.

From: Caroline Milne [REDACTED]
Sent: 12 December 2018 09:42
To: Cotswold DC
Subject: Fwd: Objection to 18/02520/FUL

From: Caroline Milne [REDACTED]
Date: 11 December 2018 at 19:53:39 GMT
To: planning@cotswold.gov.uk
Subject: Objection to 18/02520/FUL

Land south of Wick House, Fairford.
Proposed 2 new dwellings
Case Officer Adrian Walker

Dear Mr Walker,

We feel that the objections raised in the previous application especially regarding the narrowness of the track from Wick House to the London Road have not been addressed. Possible building material lorries trying to negotiate vehicles belonging to the Murdochs parked in front of their home, Cotswold Cottage and turn the corner into the track would be unable to get around, as was shown in photographs in the August comments. The owners of East End Garden House and Richings Cottage would also have problems getting out of the track.

Impact on conservation area

The Fairford Conservation Officer has put forward his objection stating that

1. the National Planning policy framework states that the development of houses of poor design should be refused. In our opinion, and that of the other residents around this area, the proposed design of the dwellings is totally out of keeping with this area.
2. East End House is a grade 11 listed house with 17th origins. The local planning authority is required to have special regard to preserving the setting of the building, and the proposed dwellings would be on the former tennis court of East End House, at the bottom of the garden of Wick House, formerly a barn, through an old Cotswold stone wall.

3. Flood Risk

Richings Cottage, East End House and others in the area were severely flooded in 2007 and since, in wet seasons, and building over the grass and soft surfaces would mean the potential for even more flooding. Particularly vulnerable would be the elderly residents of Lygon Court, adjoining the plot.

4. Vegetation and Wildlife

Even in this small area, there is a wealth of wildlife, and cutting down trees, shrubs and other vegetation would result in more noise and less amenities.

5. With so many houses being built either side of Fairford, is it really necessary to spoil a charming oasis just for 2 more?

With best wishes,
John and Caroline Milne
Sent from my iPad

3 Moor Lane
Fairford
Gloucestershire
GL7 4AL
30th November 2018

To: Kevin Field (Planning and Development Manager) and Adrian Walker (Case Officer) Cotswold District Council.

RE: OBJECTION TO NEW DETAILS FOR PLANNING APPLICATION REF. 18/02520/FUL

It is disappointing to see that so few changes were made to the original plans following the number of objections that were received and that the majority of the changes that were addressed came from comments made by the Highway and Conservation Officers, while a number of queries raised by neighbouring residents and the Fairford community remain unanswered.

These are as follows:

- 1) The responsibility of regular maintenance to the proposed access road.
- 2) Addressing the needs of those that are less mobile in terms of transport and emergency vehicles.
- 3) Access to the site by building supply and transport vehicles during construction.
- 4) The policing of no parking areas and drop off points suggested.
- 5) Fire engine access to assist with surface water flooding which will be exacerbated by the access road being covered in gravel.
- 6) A feasible refuse collection point that could be accessed by waste collection crews.
- 7) The partial removal of what may be a historically significant dry stone wall within a conservation area.
- 8) The loss of green space and wildlife within the community along with increased noise pollution.
- 9) The objections around, light, safety and privacy.

ACCESS:

Although the proposals put forward of cutting back the hedging in 3 areas appears to have solved the issue of visibility, pedestrian and passing space, we would argue that as ownership of the access road is inconclusive and will not be maintained by the council that this is a moot point as there is no-one who will ultimately be responsible for cutting the vegetation back on a regular basis to maintain adequate visibility, passing place and safe space for pedestrians.

As Mr Rand and Mrs Murano have already pointed out, in previous correspondence with the council they stated that they would only maintain the surface quality for pedestrian access not for vehicular usage and the last time any work was undertaken by the council was over 10 years ago. So while the proposal looks feasible on paper it will be flawed in practise unless the council agree to the maintenance of the access road for vehicular use.

Furthermore no street lights along the vehicular road will also reduce visibility dramatically. This does not just affect night driving. It is dark by 4pm in this area in winter and will make the access road unsafe for pedestrians and people returning from work during peak hours.

With regards to people with disabilities or reduced mobility, the size of a UK ambulance is 2.08m (w) x 3.59m (l). This is slightly larger than a Tesco or Ocado delivery van. How would an ambulance access the proposed properties in the event of an emergency and is the 'safe' space that has been suggested for pedestrians large enough for a mobility scooter? There is no indication that this has been considered.

With regards to the questions raised around access by construction vehicles during the time of building and the potential damage these could cause to the road surface, these have remained unanswered.

No changes have been made to the plans to address a parking area for delivery vehicles and family visitors or indeed the thought process surrounding how these are to be managed.

FLOODING:

As revealed by residents, this area is prone to surface water flooding and mention was made in our previous objection that the addition of gravel to the access road behind our property would exacerbate the problem. It was also noted that fire engines are also used to pump surface water out in the event of flooding. Since a fire engine cannot access the road behind our property this would increase the risk of flooding in our area.

As previously noted, Lygon Court houses elderly residents, and is immediately downstream of the site. It is not acceptable to increase the flood risk to vulnerable elderly people. NPPF requires that building development should not take place in flood zone 2 and 3 areas but be diverted to areas which will not increase flood risk. There are other much more suitable sites in Fairford.

REFUSE COLLECTION:

Mr Sweet, The Highway Officer, also mentions the following in his original report with regards to refuse collection:

"Regarding servicing due to the distance of the proposed dwellings over 100m from the highway it is beyond the recommend maximum waste collection distance for collection crews or occupants to move waste bins/containers. In addition no bin collection point has been illustrated clear of vehicle and pedestrian spaces and routes for existing and proposed dwellings."

Although concerns around refuse collection were raised in a number of objections, there has been no consideration given to this within the proposed changes and it remains unclear as to where the refuse collection point will be and if it is feasible.

PARTIAL REMOVAL OF THE DRY STONE WALL:

The planning application suggests partially breaking through a very old dry stone wall. An old plan and particulars from the sale of East End House dating back to 1897 seems to indicate that both of the dry stone walls that are currently part of Wick House were actually originally part of the curtilage of East End House (which is Grade II listed).

I question the acceptability of breaking through a wall of historical significance to East End House, that has stood for over a century within a conservation area and appears to have originally been part of the walled in kitchen garden. Please see particulars and copied plans and particulars below.

PARTICULARS.

LOT 1.

EAST END HOUSE, FAIRFORD.

A MOST DESIRABLE AND PLEASANTLY SITUATED

FAMILY RESIDENCE

Standing in its own grounds, built of stone, of the best construction, and most conveniently arranged, and containing Entrance Hall, Drawing Room 17 ft. by 15½ ft., height 15 ft., Dining Room same dimensions, Breakfast Room 12 ft. square, Eight good Bedrooms, 2 Dressing Rooms and Attics, Kitchen, Scullery, Dairy, Pantries and Larders, with a lean-to Bake House, and Offices.

The Outbuildings consist of Three Loose Boxes, Coach House, Saddle Room and lofts over, Barn, Cowsheds, Piggeries, and other convenient Buildings.

An excellent walled-in Kitchen Garden, well stocked with the choicest fruit trees, Greenhouse, Lawn and Pleasure Grounds,

Orchard, and 2 Inclosures of Rich Pasture Land,

all adjoining, the whole containing 12a. 2r. 27p., and is approached by a carriage drive well studded with Timber and Shrubs, and has been for many years in the occupation of the late proprietor.

Also a Garden containing 11 perches adjoining the Orchard and occupied by
GEORGE SCRIVEN.

The situation is dry and healthy, there is a good supply of water, and the whole of the premises are in first rate repair. Gas is laid on.

The Residence is about a quarter of a mile from Fairford Station of the Great Western Railway, is in the midst of a good Hunting Country of 3 Packs of Hounds, and close to the renowned Fairford Trout Fishery, and forming an exceptionally nice residential property.

The property is long leasehold for a term of 1750 years, from 22nd June, 1797, at a nominal rent charge of 2s. per annum, which is the only outgoing besides the Tithe Rent Charge, equivalent last year to £2 7s. 6d.

EAST END HOUSE

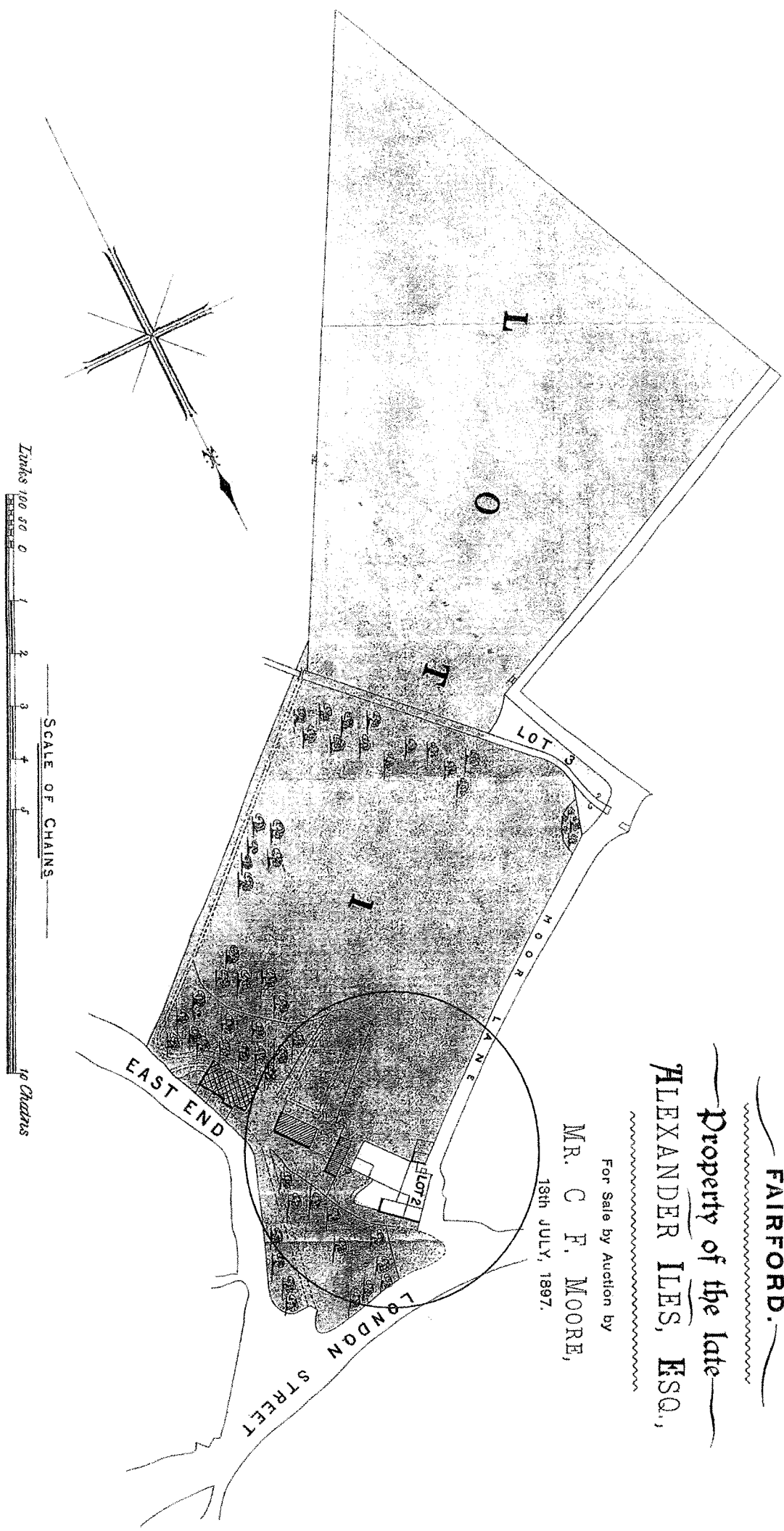
FAIRFORD.

Property of the late
ALEXANDER ILES, ESQ.,

For Sale by Auction by

MR. C F. MOORE,

13th JULY, 1897.



Links 100 50 0



SCALE OF CHAINS

BALIX & WOODS, CHARTERS.



1

SITE LOCATION PLAN
Scale: 1:1250

THE LOSS OF GREENSPACE & WILDLIFE:

The strip of open land behind the Moor Lane properties that has been earmarked as a potential access road, although small attracts an abundance of wildlife including hedgehogs, frogs, field mice, bats and abundance of birds including owls and the occasional small Muntjac deer. This would all disappear if the land were to be developed.

LIGHT, SAFETY AND PRIVACY:

None of the surrounding neighbours concerns regarding being overlooked have been addressed in the new plans. The height of the roof has not been adjusted to alleviate concerns regarding the loss of sunlight and no boundary fence on the far wall behind the Moor Lane properties has been included to ensure that any vehicle entering or leaving after hours will not throw light into our properties or to ensure our safety.

We would like to conclude by saying that it was encouraging to read that one of the key priorities set out in the Cotswold District's Local Plan was to '*champion issues that are important to local people*'. Speaking as some of the local neighbours in this area, we trust that you will take all our questions and objections on board in reaching your final decision.

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Mr Jon Hill

Address: Dacia Villa London Road Fairford

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highway access and parking

Comment: I wish to object to this development on the grounds that the volume of traffic on the access road will increase and that the access for construction vehicles to the site is not feasible. My property, Dacia Villa, shares the access road from London Road which currently has some 5 properties using that access road. The proposed development will increase this to 7.

Also the track from the access road is very narrow and is not suitable for construction traffic. Any construction traffic will inevitably damage the access road and the track.

The access road is not adopted and the development would result in myself and neighbours incurring additional maintenance costs.

I hope you will consider this reasonable objection favourably.

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Ms Edward Miller

Address: 1 MOOR LANE FAIRFORD

Comment Details

Commenter Type: Petition of Objection

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highway access and parking
- Impact on Conservation Area
- Impact on Listed Building
- Privacy light and noise

Comment: Dear Mr. Field,

With reference to planning application reference number 18/02520/FUL at Land South of Wick House, East End, Fairford, Glos. We would like to make you aware of the following points against the proposed development.

We live at 1. Moor Lane, Fairford and feel the development will affect the daylight, sunlight and privacy of our property. The development is higher than a wall that already exists and there will be windows facing our windows.

We are also concerned of the road. access from the proposed property as there will be cars driving directly next to our garden in an area that at the moment is grassland and very peaceful. The proposal also suggests access will be by cutting a hole in a very old (possibly listed?) cotswold stone wall and we feel that structures such as this are part of our national heritage and should be preserved.

The area where the development is proposed is one of the few natural areas directly surrounding our property and we feel that taking away yet another green haven will negatively affect the wildlife in this region.

Finally access to the site during the time of building is again a concern and we don't see how construction vehicles will be able to access the site without considerable noise and damage to the surrounding area.

We trust that you will consider these points and make an effort to preserve the beautiful area of the world where we live.

Yours sincerely,

Mr. Edward Miller and Mrs. Jennifer Miller.

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Mr Edward Miller

Address: 1 MOOR LANE FAIRFORD

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highway access and parking
- Impact on Conservation Area
- Impact on Listed Building
- Privacy light and noise

Comment: Please find my updated objection

Dear Mr. Field,

With reference to planning application reference number 18/02520/FUL at Land South of Wick House, East End, Fairford, Glos. We would like to make you aware of the following points against the proposed development.

We live at 1. Moor Lane, Fairford and feel the development will affect the daylight, sunlight and privacy of our property. The development is higher than a wall that already exists and there will be windows facing our windows.

We are also concerned of the road. access from the proposed property as there will be cars driving directly next to our garden in an area that at the moment is grassland and very peaceful.

The proposal also suggests access will be by cutting a hole in a very old (possibly listed?) cotswold stone wall and we feel that structures such as this are part of our national heritage and should be preserved.

The area where the development is proposed is one of the few natural areas directly surrounding our property and we feel that taking away yet another green haven will negatively affect the wildlife in this region.

We feel that the scale of the plan is misleading and there will be very little space to drive a car to the house.

Finally access to the site during the time of building is again a concern and we don't see how construction vehicles will be able to access the site without considerable noise and damage to the surrounding area.

We trust that you will consider these points and make an effort to preserve the beautiful area of the world where we live.

Yours sincerely,

Mr. Edward Miller and Mrs. Jennifer Miller.

- 6 AUG 2018

Off Ref: 4
Ack: I**Application Summary**

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Planning and Development Manager: Kevin Field

Case Officer: Adrian Walker

Customer Details

Name: John and Caroline Milne

Address: East End House, East End Fairford, GL7 4AP

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

1. Noise Pollution
2. Impact on Listed Building, Conservation Area and Privacy
3. Design
4. Highway access and parking
5. Community facilities
6. Flooding

1. Noise Pollution

At present, this area around East End House and Moor Lane is very quiet and peaceful. But with up to 18 months (?) of builders and tradesmen negotiating a narrow access lane, through what is a possibly listed wall, which originally formed part of the boundary of the garden of the listed Grade 11 East End House, the noise levels would be unacceptable. The gravel approach to the proposed houses would be particularly noisy for all the occupiers of the houses immediately in the area. When the actual building work would be finished, there would be the noise from the occupants of the two 4-bedroom houses, as they would be accessed. 4-bedroomed houses suggest families, with an unknown number of vehicles.

2. Impact on Listed Building, Conservation Area and Privacy

East End House is a Grade 11 listed building and as the proposed site being in this Conservation area, it would seriously impact on the setting of the house. Cotswold District Council emerging Local Plan (eLP) d of the same Local Plan states that the development should not materially harm any of the key characteristics of an open space. We believe that it would, as indeed it would also be detrimental to the wild life of the area.

3. Design

Traditional Cotswold limestone has not been specified for the ground floor and the northern Cotswolds stone is not suitable nor is the proposed pale timber cladding of the upper floors in keeping with the integrity of the physical architecture that we take for granted.

This property, East End House, would be subject to being overlooked by the adjacent new buildings. The impact would be unacceptable.

4. Highway Access and Parking

At present, deliveries in large vehicles have to approach Wick House via the narrow access road off the A417, past Cotswold Cottage and Richings Cottage, as there is not room for them to negotiate the corner of the shared drive entrance with East End House. This increases the amount of traffic on the gravel lane and onto the A417 at a dangerous corner. With the increased traffic from the building of the proposed dwellings, this would result in more noise and pollution. For ambulances or other large vehicles approaching the houses on such a narrow lane, it could cause problems with reversing, turning, backing onto the A417 etcetera because it is so narrow.

Another problem would be the parking of the cars of visitors to the new houses. Although there is a 'No Parking' designated area on the drawings, who would enforce it?

Cotswold Cottage is currently for sale, but should a future owner decide to have some sort of boundary marking, even a large 4x4 would have a problem getting around that corner.

5. Community Facilities

Community Facilities such as the Doctors' surgery and the schools are already full, so a) of the Cotswold District Council emerging Local Plan (eLP) would not be met. Nor would c) the siting, appearance and scale of the development as it does not respect the traditional form, character and setting of the settlement.

6. Flooding

By removing the grass strip between Linden Field and Wick House, it increases the risk of flooding. Many of the houses in this area were flooded in 2007, including East End House and Wick House, and Fairford has been identified as suffering ground water flooding in wet seasons. Even last year, surface water on the main A417 road was pushed up the proposed access road.

So deep was the flooding in 2007 that a car belonging to the owner of Wick House, was written-off after being submerged under the water, and had to be craned onto a low-loader.

The planning officer should also note the walls with steps up and over at Richings Cottage, was similarly affected, and although the proposed houses may have sprinkler systems installed, the fire services would be pressured to pump out any flood water.

From: Caroline Milne [REDACTED]
Sent: 12 December 2018 09:42
To: Cotswold DC
Subject: Fwd: Objection to 18/02520/FUL

From: Caroline Milne [REDACTED]
Date: 11 December 2018 at 19:53:39 GMT
To: planning@cotswold.gov.uk
Subject: Objection to 18/02520/FUL

Land south of Wick House, Fairford.
Proposed 2 new dwellings
Case Officer Adrian Walker

Dear Mr Walker,

We feel that the objections raised in the previous application especially regarding the narrowness of the track from Wick House to the London Road have not been addressed. Possible building material lorries trying to negotiate vehicles belonging to the Murdochs parked in front of their home, Cotswold Cottage and turn the corner into the track would be unable to get around, as was shown in photographs in the August comments. The owners of East End Garden House and Richings Cottage would also have problems getting out of the track.

Impact on conservation area

The Fairford Conservation Officer has put forward his objection stating that

1. the National Planning policy framework states that the development of houses of poor design should be refused. In our opinion, and that of the other residents around this area, the proposed design of the dwellings is totally out of keeping with this area.
2. East End House is a grade 11 listed house with 17th origins. The local planning authority is required to have special regard to preserving the setting of the building, and the proposed dwellings would be on the former tennis court of East End House, at the bottom of the garden of Wick House, formerly a barn, through an old Cotswold stone wall.
3. Flood Risk

Richings Cottage, East End House and others in the area were severely flooded in 2007 and since, in wet seasons, and building over the grass and soft surfaces would mean the potential for even more flooding. Particularly vulnerable would be the elderly residents of Lygon Court, adjoining the plot.

4. Vegetation and Wildlife

Even in this small area, there is a wealth of wildlife, and cutting down trees, shrubs and other vegetation would result in more noise and less amenities.

5. With so many houses being built either side of Fairford, is it really necessary to spoil a charming oasis just for 2 more?

With best wishes,
John and Caroline Milne
Sent from my iPad

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Mrs Elspeth Murano

Address: Richings, London Road, Fairford, Gloucestershire GL7 4AN

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highway access and parking
- Impact on Conservation Area
- Loss of general amenity
- Other
- Privacy light and noise

Comment: Access and maintenance

3 properties have access to their houses via the single lane gravel track which runs behind Richings Cottage: Wick House, Cotswold Cottage and Richings Cottage. Our understanding is, under planning law, a gravel track of this type is only able to allow access to three properties.

The track is not suitable to support a high volume of traffic travelling regularly along it.

We are concerned about the wear and tear on the track during the period in which the new properties are constructed and maintenance after.

If the planned construction goes ahead, we welcome alternative site access.

The track from London Road to the new houses is narrow. We have read that it is wide enough for an estate car but not for a fire engine. We are concerned about:

- Frequent lorries delivering building materials/a daily workforce arriving on site
- Risk of damage to the properties if vehicles larger than an estate car attempt to drive along whilst the houses are under construction
- Risk of damage to the properties if vehicles larger than an estate car attempt to drive along e.g. removal vans/delivery companies once the houses are completed
- Increased noise

The track is narrow and it is not possible for two small cars to pass each other. Inevitably, during

the build and afterwards vehicles will encounter each other on the track. We object to:

- The disruption vehicles reversing back towards the Public Right of Way (PRW) and London Road will cause
- The risk of damage to properties along the track and damage to parked cars if vehicles a) attempt to pass one another, b) experience difficulty reversing back along the lane and c) reverse back towards London Road
- The danger of a vehicle reversing into the gully, belonging to Richings Cottage. This has occurred in the past and was difficult to rectify.

We see from the plans that at Cotswold Cottage a righthand turn into a new single-track lane will be constructed. Currently, as no vehicles are parked in front of Cotswold Cottage, it ostensibly appears that vehicles will have generous room to navigate the turn. In reality this is not the case. We object that no consideration has been given to turning access when cars belonging to Cotswold Cottage - including their own visitors/delivery vans - are parked there or indeed are arriving/departing themselves.

The current track is single lane; we see from the plans the new gravel track leading to the new houses will be single lane too. It would be impossible for two vehicles to pass each other - especially in the dark as there is no street lighting.

A gully (30cm lower than the track) runs along the length of Richings Cottage. This provides vital drainage for rainwater and access to 3 drain covers and the gas meter.

The gully is of great importance in preventing water build up and potential flooding around Richings Cottage as it directs all excess water towards soakaways. Planned changes to this area, which could potentially impair the function of the gully and increase the volume of water the system is required to manage, poses a threat to Richings Cottage.

Given the increase in vehicles during construction and afterwards, we object to the risk of:

- Damage to property if a vehicle drives into the gully
- Gravel and debris being pushed into the gully by vehicles, which would block the drainage system
- Damage to the track
- Damage to property when the gully is not visible e.g. covered by snow
- Damage to property when the track is icy

We have concerns regarding the safety of:

- Vehicles and pedestrians at the entrance to the track adjacent to Richings Cottage and other areas of the PRW
- Vehicles turning into the PRW from London Road and meeting vehicles joining London Road
- Congestion of the refuse collection site at the entrance to the PRW from London Road

The council did repair work to the PRW over ten years ago. Correspondence from them at that time stated they would only maintain the surface quality for pedestrian access not for vehicular

access.

Flooding

This part of Fairford has experienced significant flooding.

In July 2006 during prolonged heavy rain the drains on London Road were unable to cope. The gravel track leading to Cotswold Cottage and part of the PRW became submerged and Richings Cottage flooded.

In July 2007 during severely prolonged heavy rain Richings Cottage, Cotswold Cottage, Wick House, Linden Field and East End House flooded. In all over 90 houses in Fairford were flooded. London Road was impassable and was closed for several days. Flooding remained along the road for about a week.

The flood water in this part of Fairford was over a foot deep and it went completely along:

- the PRW to Moor Lane
- the gravel track to Cotswold Cottage and Wick House
- London Road from the turning to East End Road to East End Terrace

During both events, the flooding was exacerbated by:

- An insufficient number of drains
- Blocked drains
- Passing vehicles which forced water repeatedly from London Road into the PRW

Despite improvements to the drainage systems, there have been a number of times since when, during a torrential cloud burst, water has been unable to drain away quickly enough causing temporary flooding in the PRW and London Road.

The grass bank along London Road which was originally formed to direct rainwater towards the drains has become eroded due to vehicles passing over it. We object that increased traffic and heavy construction vehicles will further damage the protective verge.

Given past events, we believe:

- The new buildings/increased amount of traffic might cause future flooding
- Additional drainage will be needed along the track behind Richings Cottage
- Additional drainage will be needed in the PRW
- Debris from commercial and private vehicles may fall into the existing drains and gully thus hindering their performance
- The grass verge from London Road will become damaged further

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Mrs Elspeth Murano

Address: Richings Cottage London Road Fairford

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highway access and parking
- Loss of general amenity
- Privacy light and noise

Comment: I submit an objection to the erection of two dwellings at land south of Wick House, East End, Fairford, Gloucestershire ref 18/02520/FUL

Access and passing for vehicles

The track from London Road to the new houses is very narrow lane, I have read the plans regarding creating for passing places but feel little consideration been given to the points I raised previously which are:

1. The risk of damage to properties along the track and damage to parked cars (in front of Cotswold Cottage and in the 'Foyer') if vehicles a) attempt to pass one another, b) experience difficulty reversing back along the lane and c) reverse back towards London Road.
2. The disruption, inconvenience and increase in noise from a greater number of vehicles reversing back towards London Road will cause.
3. The possibility a vehicle may reverse into the gully, belonging to Richings Cottage, which runs along the length of the house. This has occurred in the past and was difficult to rectify due to the tight confines of the passage.

The Cotswold Planning Report references vehicle passing opportunities on the track. The passing identified is only at the start (where cars already park) and at end of the track; the main length of track remains without any passing places.

I question that there is visibility of oncoming traffic from the entrance behind Richings Cottage to the point adjacent to Cotswold Cottage. The slight bend of the track, hedgerows and trees means there is no visibility after daylight hours other than from car headlights.

Access by delivery vans

I see from the Cotswold Planning Report that, as there is no formal turning point on the track, delivery vans will be expected to park outside Cotswold Cottage and then reverse back down the lane. This is not the 'status quo'; both Cotswold Cottage and Wick House have space for delivery vans to park off the track without blocking each other. What consideration has been given to:

- Access to Cotswold Cottage and Wick House when delivery vans to the new houses block the lane.
- Increased risk of damage to vehicles and properties, particularly Richings Cottage, from reversing delivery vans especially when it is dark, icy or snowy. Perhaps a sign or hazard post warning of the gulley and additional lighting are needed.

During the build

Given that it is recognised in the Cotswold Planning Transport report that delivery vans will not be able to access the new houses has consideration been given to:

- How large construction vehicles, required to build the new houses, gain access.
- Where construction workers, surveyors, site managers etc. will park.
- Local neighbourhood disruption - might alternative access to the site be agreed for some of the build.
- Maintenance of the track and foyer surfaces during the build and also once the houses are completed. These surfaces are not meant for heavy traffic and will quickly deteriorate.

Flood risk

Given past events, what consideration is being given to:

- Precautions to ensure the new buildings/increased amount of traffic does not cause future flooding.
- Additional drainage needs along the gravel track behind my property.
- Additional drainage needs in the unadopted road/Public Right of Way.
- Debris from commercial and private vehicles inadvertently being washed into the existing drains and gulley thus hindering their performance.
- Maintenance of the grass verge on London Road which directs water towards the drain.

Elspeth Murano

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Mrs Gillian Murdoch

Address: Cotswold Cottage London Road Fairford

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highway access and parking
- Impact on Conservation Area
- Privacy light and noise
- Trees and landscaping

Comment: Dear Mr Field,

I would like to submit an objection against application reference 18/02520/FUL at Land South of Wick House, East End, Fairford, Glos.

I refer to the report produced by Cotswold Transport Planning and challenge the implication that highway issues raised have been resolved.

We have recently moved into Cotswold Cottage which is accessed via the narrow track that is being proposed as the access to the new development. As a physical user of the track rather than access being resolved through modelling, I would like to highlight the impracticality of some of the proposed solutions.

Passing for Pedestrians - although cut back, the vegetation remaining in the identified passing points includes brambles which injure if backed into. Full removal of the vegetation removes the rural environment which contributes to the appeal of Fairford and the conservation status. I would also like to highlight that the track is unlit and any increase in traffic poses a threat.

Passing for Vehicles - I challenge the statement that there is visibility of oncoming traffic the entrance head to the point adjacent to Cotswold Cottage. Due to the curve of the track and trees there is no visibility other than from headlights visible in the dark. The report also mentions vehicle

passing opportunities on the track, this is misleading as the passing identified is only at the start and at end of the track with the main length of track remaining impassable. The entrance head to the track, located off the A417, identified as one of the passing points, constantly has vehicles parked and any increase to the number of vehicles using this area is likely to have safety implications.

Access by delivery vans such as Ocado or Tesco van - again I feel this report is misleading against reality. Although I concede a van this size could access the track, I fail to see how this van would be able to regress. I do not believe there is enough turning circumference available without the use of land owned by either Wick House or Cotswold Cottage.

The swept vehicle exercise undertaken refers to an estate car which is considerably smaller than a vehicle of this size. Can you please confirm that a vehicle of delivery van of this size has attempted this entry and regress without impeding on the private land of Wick House or Cotswold Cottage?

The statement also indicates that, due to narrowness of the track, that vehicles would have to wait and unload outside Cotswold Cottage. This has been stated as being the 'status quo' which is also inaccurate. Currently vehicles serving either Wick House or Cotswold Cottage have enough space to park off the track. Neither of these scenarios would block access to the other resident. However, the proposal to park and unload on the track outside of Cotswold Cottage would block access to both properties.

Even the suggestion that this proposed development would not worsen the situation is inaccurate as increasing from 2 to 4 properties is an 100% increase.

Also, there is no signage indicating access restrictions which is likely to lead to the track being accessed by unsuitable vehicles and potential damage to the existing properties.

Can you please confirm how delivery vehicles would exit the track? To reverse down a narrow, unlit track that has no/limited visibility surely is dangerous.

I also refer to the comment by Paul Jenkins, SF Planning, that there will be "no material safety impact". I would challenge that any safety implication be taken into consideration and question what level of severity a potential accident must be before being considered as material.

If approval is granted, I am also concerned as to the level of disruption during the construction and what mitigation is being considered. I would also like to know who will be responsible for any damage to either the current access or to the existing properties.

In summary, I do not believe that the access issues have been resolved adequately to assure safety of the current users of the track and confirmation that the development will not have any

detrimental impact to the existing properties.

I hope that you will take these concerns into consideration.

Yours sincerely,

Gillian and Stephen Murdoch

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Mr Andrew Rand

Address: East End Garden House Fairford

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highway access and parking

Comment: At the moment I believe there is insufficient documentation available with regard to access from London Road to the proposed new properties. I have a number of observations and questions.

The track from London Road is very narrow. I have seen the comment regarding fire-engine access, which seems to acknowledge that it will not be possible for vehicles bigger than an estate car to gain access to the proposed new properties

1) Has consideration been given to access by lorries for deliveries of Building materials or other, and the risk of damage to properties either side, if access is attempted

2) What neighbour disruption risk-mitigation will be put in place for the period of building work, should it be given permission to go ahead?

3) Could alternative access to the site be given for this period?

Status, liability and surface quality of what I'll call the 'foyer' to the track, has been discussed in previous correspondence with the Council.

At least part of the access from London Road is a Public Right of Way, where vehicles are normally prohibited. I understand that if it can be proven that vehicles have driven on a Right of Way for more than 20 years, then prescriptive rights can be acquired. In 2004 correspondence, the Council made it very clear that they would only maintain the surface quality for pedestrian access, not for vehicular access.

4) Surely, if planning permission for these dwellings is given, the Council will be accepting an obligation to maintain the whole route suitable for the significant number of extra vehicles that will be using it? Otherwise it would appear to be a gross contradiction.

5) What plans will be put in place to make the surface suitable for vehicles, should permission for development be granted?

I see that a Transport survey was conducted in March 2018 regarding the safety of access from, and egress to, the main road.

Undoubtedly the volume of traffic along the track from London Road to the proposed new properties will increase exponentially.

6) Was consideration given to the safety aspects (vehicle and pedestrian) regarding the entrance to my property, East End Garden House, and indeed other areas of the 'foyer' ? (My concern is the increased risk of collision should no mitigation be put in place)

There is mention of a 'no-parking' zone on the strip of land to the west of the development.

7) Who will police and enforce this 'rule'?

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Mr Andrew Rand

Address: East End Garden House, London Road, Fairford, Gloucestershire GL7 4AN

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Email to: Paul Jenkins [mailto:paul@sfplanning.co.uk] cdc@cotswold.gov.uk

Dear Paul

I refer to the planning application for the Land South of Wick House, in Fairford, and your response to Adrian Walker.

I have a number of observations and questions (some of which were included in my submission in July). If you are unable to answer them, please can I ask you to direct me to the relevant person who can?

I will be very unhappy if the application progresses without the questions being answered.

1) Appendix A of the Cotswold Transport Planning report shows that a passing place exists in what I shall call the shared 'foyer' area of the lane, closest to the A417.

I actually question the practicality of this, given the narrowness of the lane running alongside Richings Cottage, and the need to approach it 'straight'.

However, it certainly is unpractical, given that for a significant proportion of time, the 'foyer' area has cars parked in it. Please can you respond to this?

2) The plans suggest that the 'foyer' area is owned by the owners of the land for which planning permission is being requested.

Please can you categorically confirm this is indeed so?

Who is liable for the maintenance area of the 'foyer'? With the increased number of vehicles it will deteriorate very fast.

3) The Cotswold Planning Transport report acknowledges that vehicles such as Tesco or Ocado vans will not be able to get up the lane.

How will the even bigger vehicles, associated with building the new houses, access the land to be built on?

What neighbour disruption risk-mitigation will be put in place for the period of building work, should it be given permission to go ahead? Could alternative access to the site be given for this period?

I look forward to your reply

Kind Regards

Andy Rand
East End Garden House
Fairford
GL74AN

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Mr Arvid Straates

Address: Lindenfield London Road Fairford

Comment Details

Commenter Type: General Comments

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Privacy light and noise

Comment: Dear Adrian,

Thank you for distributing the notice of this application. We are the owners of Lindenfield bordering the proposed access path to this development.

We are in support of the proposed plans but have a concern with the impact of the proposed access road to this development on our privacy and noise and car light hinderance.

Could the applicant specify what the detailed plan is for the access road to be developed from Cotswold Cottage past the Wick House barn and our full back garden? Currently there is no boundary boarder and we will be fully exposed to passing traffic from and to the development.

Thank you,

Arvid & Nancy Straates

Comments for Planning Application 18/02520/FUL

Application Summary

Application Number: 18/02520/FUL

Address: Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Proposal: Erection of two dwellings

Case Officer: Adrian Walker

Customer Details

Name: Mrs Diane Thorne

Address: Lygon Court Office East End Fairford

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Design
- Other
- Privacy light and noise

Comment: I and my residents would be extremely concerned at possible over-development on this site. It could cause issues of overlooking, both for my residents and for those in any proposed housing development on that site. Lygon Court is a beautiful retirement development which currently enjoys a peaceful, tranquil environment. It is felt that development on this site could very much detract from the setting and potentially devalue the properties.

Whilst we would not wish to totally prevent development of a site which is fallow and could be utilized, we would want careful consideration to be made of the impact on this development and the lives of the elderly residents therein.

Mr. & Mrs. A. Straates

Lindenfield

London Road

GL7 4AN

Fairford

5th August 2018

Mr. Kevin Field (Planning & Development Manager) & Mr. Adrian Walker (Case Officer, Cotswold District Council)

Dear Sirs,

We would like to raise the following concerns and object to the application for a development of 2 houses under application reference number 18/02520/FUL.

Following our initial comment and further reviewing the documentation provided with this application we deem it necessary to outline some key concerns resulting in a formal objection to this development application.

Access to the development

The application includes a swept path analysis based on a large size estate car. The swept path analysis seems to have taken into account a situation based on map and not the actual situation on the ground with parked cars, rubbish bins and regular deliveries with small vans to the adjoining properties.

We have followed the swept path analysis path and based this it would not be possible to drive a large size estate car safely to and from the development.

Entry from London Road onto the Public Footpath with Public Right of Way immediately hits the first obstacles of parked cars and rubbish bins. In case of an oncoming car the large size estate car would need to reverse back on to London Road. If a car follows the large size estate car from London Road, a queue onto London Road would be the result creating a dangerous situation.



Further in previous photos a blind corner exists for both cars entering the PROW and exiting East End Garden House. With currently 5 cars at East End Garden House there is a significant probability of a collision.



Once the large size estate car has entered the track right behind Richings it is clear that this car only just fits the track. In case of an emergency it is near impossible to exit the car safely or for emergency services to access the vehicle. On the right hand side runs a wide drainage channel where cars have slipped into in the past several times. In particular in bad weather circumstances and darkness. The track has no street lighting and in wet weather circumstances turns into a muddy / slippery track based on use by one car serving Cotswold Cottage.



Halfway the track a narrow section exists. This is at the end of the drainage channel, in a minor right hand bend. There is no visibility to oncoming traffic and creates a situation with high risk of collision. Traffic meeting at any point on the track would need to reverse out. On the Richings section of the track this results in a dangerous situation with the drainage channel to the right and further cars being forced onto the PROW section blocking access to other cars trying to reach Lindenfield.

Reversing towards East End House will not give sufficient space to pass and the reversing car would need to go back onto the strip of land along Lindenfield for an opportunity to pass.



Reviewing the swept path analysis it is clear it has considered the land of Cotswold Cottage as part of the access drive to the proposed development. The silver car in above image illustrates where the owners of Cotswold Cottage would park on their own land. It's highly likely Cotswold Cottage new owners will own two vehicles. The previous owner parked a camper van and a car in front of the cottage on their land. They used the strip of land alongside the cottage to turn cars to prevent to have to reverse out.

When the parked car on Cotswold Cottage land is taken into consideration there is absolutely no way the large size estate car can turn into the proposed access track to the proposed development.



Above images clearly show there is no chance any size car can safely reach the proposed access track to the proposed development.

The green fence to the right demarcates the land boundary of Wick House and for privacy reasons this gate will likely be closed soon.