

Public Document Pack



COTSWOLD
DISTRICT COUNCIL

Tuesday 5 March 2024

Tel: 01285 623208 or 623210
e-mail: democratic@cotswold.gov.uk

PLANNING AND LICENSING COMMITTEE

A meeting of the Planning and Licensing Committee will be held in the Council Chamber - Council Offices, Trinity Road, Cirencester, GL7 1PX on **Wednesday, 13 March 2024 at 2.00 pm.**

Rob Weaver
Chief Executive

To: Members of the Planning and Licensing Committee
(Councillors Ray Brassington, Patrick Coleman, Dilys Neill, Michael Vann, Mark Harris, Ian Watson, Gary Selwyn, Julia Judd, David Fowles, Daryl Corps and Andrew Maclean)

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the date of the meeting.

AGENDA

1. **Apologies**
To receive any apologies for absence.

The quorum for the Planning and Licensing Committee is 3 members.
2. **Substitute Members**
To note details of any substitution arrangements in place for the Meeting.
3. **Declarations of Interest**
To receive any declarations of interest from Members and Officers, relating to items to be considered at the meeting.
4. **Minutes (Pages 5 - 12)**
To confirm the minutes of the meeting of the Committee held on 7 February 2024
5. **Chair's Announcements (if any)**
To receive any announcements from the Chair of the Committee.
6. **Public questions**
A maximum of 15 minutes is allocated for an “open forum” of public questions at committee meetings. No person may ask more than two questions (including supplementary questions) and no more than two such questions may be asked on behalf of one organisation. The maximum length of oral questions or supplementary questions by the public will be two minutes. Questions must relate to the responsibilities of the Committee but questions in this section cannot relate to applications for determination at the meeting.

The response may take the form of:
 - a) A direct oral response (maximum length: 2 minutes);
 - b) Where the desired information is in a publication of the Council or other published work, a reference to that publication; or
 - c) Where the reply cannot conveniently be given orally, a written answer circulated later to the questioner.
7. **Member questions**
A maximum period of fifteen minutes is allowed for Member questions. Questions must be directed to the Chair and must relate to the remit of the committee but may not relate to applications for determination at the meeting.

Questions will be asked in the order notice of them was received, except that the Chair may group together similar questions.

The deadline for submitting questions is 5.00pm on the working day before the day of the meeting unless the Chair agrees that the question relates to an urgent matter, in which case the deadline is 9.30am on the day of the meeting.

A member may submit no more than two questions. At the meeting the member may

ask a supplementary question arising directly from the original question or the reply. The maximum length of a supplementary question is one minute.

The response to a question or supplementary question may take the form of:

- a) A direct oral response (maximum length: 2 minutes);
- b) Where the desired information is in a publication of the Council or other published work, a reference to that publication; or
- c) Where the reply cannot conveniently be given orally, a written answer circulated later to the questioner.

Schedule of Applications

To consider and determine the applications contained within the enclosed schedule:

8. **22/02749/REM - Employment Land East of Spratsgate Lane, Cirencester (Pages 15 - 58)**

Summary

Application for the approval of appearance, landscaping, layout and scale of the employment area to the east of Spratsgate Lane, Cirencester, Gloucestershire

Case Officer

Anthony Keown

Ward Member

Councillor Gary Selwyn

Recommendation

Resolution to APPROVE subject to planning obligations

9. **23/02101/FUL - Land and Properties at Berkeley Close, South Cerney (Pages 59 - 114)**

Summary

Demolition of 56 no. existing REEMA non-traditional residential units and 21 lock up garages, stopping up of existing highway and the erection of 84 no. new residential units, the retention and refurbishment of 2 existing residential units, together with associated new proposed adopted highway, access drives, open space, external works and landscaping at Land and Properties at Berkeley Close, South Cerney Gloucestershire GL7 5UN

Case Officer

Andrew Moody

Ward Member

Councillor Juliet Layton

Recommendation

PERMIT subject to the completion of a S.106 unilateral undertaking to control the future occupancy of the dwellings as affordable housing.

10. **23/01048/FUL- Land at Grid Ref. 415682 201136, London Road, Fairford (Pages 115 - 150)**

Summary

Proposed demolition of existing buildings, conversion of existing building to dwelling and four new dwellings (Resubmission of 22/00025/FUL) at Land at Grid Reference 415682 201136 London Road Fairford Gloucestershire GL7 4AS

Case Officer
Andrew Moody

Ward Member
Michael Vann

Recommendation:
PERMIT

11. **23/03336/FUL- 15 Smiths Field, Cirencester (Pages 151 - 166)**

Summary

Erection of two storey front extension with single storey projection, and single storey rear extension to replace existing conservatory at 15 Smiths Field Cirencester Gloucestershire GL7 1XX

Case Officer
Mark Fisher

Ward Member
Ray Brassington

Recommendation
PERMIT

12. **Sites Inspection Briefing**
Members for Wednesday 3 April 2024 (if needed);

Councillors Ray Brassington, Mark Harris, Andrew Maclean, Dilys Neill, Gary Selwyn

13. **Licensing Sub-Committee**
Members for Thursday 28 March 2024 (confirmed);

Councillors Ray Brassington, David Fowles, Dilys Neill

If your name is on the list and you are unable to attend or if it isn't and you would like to volunteer to be a standby substitute please contact Democratic Services.

(END)

Planning and Licensing Committee
07/February2024



COTSWOLD
DISTRICT COUNCIL

Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 7 February 2024

Councillors present:

Ray Brassington –Chair
Dilys Neill
Michael Vann
Mark Harris

Patrick Coleman – Vice-Chair
Ian Watson
Gary Selwyn
Julia Judd

David Fowles
Daryl Corps
Andrew Maclean

Officers present:

Helen Blundell, Interim Head of Legal Services
James Brain, Forward Planning Manager
Charlie Jackson, Assistant Director - Planning and Sustainability

Andrew Moody, Senior Planning Case Officer
Caleb Harris, Senior Democratic Services Officer
Ana Prelici, Democratic Services Officer

Observer:

Councillor Juliet Layton

44 Apologies

The Chair asked Members of the Committee to introduce themselves.

There were no apologies.

45 Substitute Members

There were no substitute members.

46 Declarations of Interest

Councillor David Fowles stated that the objector for the second item was a friend but that this was a non-pecuniary interest.

Councillor Julia Judd stated that they had noticed a friend sitting in the public gallery, but had not discussed whether they would be addressing the Committee.

47 Minutes

The Committee stated that the text for the 'apologies' item had been replicated under 'the substitute item' and suggested rephrasing the wording describing member introduction for syntax.

RESOLVED: To APPROVE the minutes of the meeting held on 10 January 2024, subject to the minor amendment described above.

Voting record- For 10, Against 0, Abstentions 1*

*The voting breakdown was not available for this item due to a technical error with the electronic voting system.

48 Chair's Announcements (if any)

The Chair stated that there would be a training session at 12:30pm on 13 March and encouraged all members to attend. The Chair also stated that lunch would be provided and invited all members to attend.

49 Public questions

There were no public questions.

50 Member questions

Councillor Dilys Neill asked a question to the Chair, which had been submitted in advance of the meeting. The question was as follows;

At the December 2023 planning committee, I raised some questions about the number of empty properties in developments which are exclusively for older people which are within Cotswold District. I am still awaiting a written response. I can provide the full text of the questions if needed. I have two further questions. 1. What is the council's position on empty properties in general? There is a property in the centre of Stow, the Old Funeral Directors, & the adjacent Shepherds Cottage which have been empty for many years, probably ten. They have fallen into a state of disrepair & have been vandalised. The owner was required to make them safe, which was done, but they have been broken into again & there are beer cans etc inside. I have reported this on numerous occasions to the empty properties team but nothing further has been done. 2. Two applications in my ward were submitted to me with a request to permit. They are both within 50 metres of a listed building & objectors questioned why a heritage statement had not been provided. In both cases, the application was declared invalid & a heritage statement requested. It seems that officers are not aware of their requirement & I would like some clarification about when a heritage statement is required.

A response had been provided from Officers stating;

Question 1: Empty homes are monitored by the Revenues Team. There are premiums applied to those properties which have been empty and unfurnished for 2 years or more. Legislation has recently been changed to reduce this period down to 1 year. A report is due in Cabinet on 7 March outlining this change with proposals for the Council to implement the new legislation. Officers liaise with owners of empty properties and give advice where possible to encourage the properties be brought back. The Council used to have a shared dedicated resource specifically to manage and monitor long term empty properties, but this was a grant funded post, and the funding is no longer available. Officers are aware of the individual property referred to by Cllr Neil and considering what action, if any can be taken.

Question 2: In considering the need for a heritage statement, Officers have regard to Paragraph 200 of the National Planning Policy Framework which states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate deskbased assessment and, where necessary, a field evaluation.' The need to undertake a heritage statement is considered on a case by case basis. The size, scale, nature of the proposed development and its relationship Page 3 Agenda Item 7 with heritage assets will differ for each proposal and site. It is not therefore simply a case of a heritage statement being requested if a proposed development is located within 50m of a listed building. For example, the erection of a building within the historic parkland setting of a listed building may have an impact on the setting of the heritage asset despite the proposed building being 200-300m from the listed building. Equally, an extension to a property located within 50m of a listed building may not affect the setting of the heritage asset because other larger modern development lies between the application site and the listed building. It is therefore necessary to assess each proposal on its individual merits and it will not always be possible to pick up whether a heritage statement is required at the validation stage. Depending on the site context and the nature of the proposal, it may then be necessary to request a heritage statement during the course of the application process. For clarification, a heritage statement is different to a Design and Access Statement. The latter is required in the following circumstances: (a) Development which is major development, or (b) Where any part of the development is in a designated area, development consisting of – (i) the provision of one or more dwellinghouses; or (ii) the provision of a building or buildings where the floor space created by the development is 100 square metres or more. In some instances, applicants will include a heritage assessment within a Design and Access Statement. Annex 2: Glossary of the NPPF states: Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Councillor Neill stated they were satisfied with the answers, and with the performance of committee.

A heritage road show was suggested.

51 23/02370/FUL - New Farm, Daylesford, Aldestrop

The Case Officer introduced the item, highlighting the planning history of the site, which was extensive, and summarising the application.

The application was for the temporary siting for a two-year period of seven cabins for staff accommodation with associated works including timber bin store, hardstanding and new landscaping (retrospective) at New Farm Daylesford Aldestrop Gloucestershire GL56 0YG.

The Case Officer's recommendation was to refuse the application.

Robert Pierce Jones, an objector, addressed the Committee.

The agent for the application also addressed the Committee, highlighting the need for employee accommodation.

The Ward Member had sent their apologies to the Chair and did not address the Committee.

Member questions

Members asked questions related to the proposed use of the site as staff accommodation and made reference to the need to support economic growth as identified in the local plan. The Case Officer advised that members could take a different view to their recommendation if they saw fit, but that the reason they had referred it to the Committee was due the site's planning history.

Members asked about the relationship between the application and the enforcement notice. The Case Officer explained that the enforcement notice took effect in April 2020 with a 12 month period for compliance, but that this had yet to be pursued by the courts due to delays caused by COVID-19. Due to the passage of time, the current application proposed a revised justification for the development, which Officers considered should be determined by Committee. The Officer confirmed that even though an Enforcement Notice had been served, the application should be decided on its own merit.

Members asked if the Town and Parish Council had been engaged with. The Case Officer stated that the Adlestrop had a Parish meeting (as opposed to a Parish Council), which has not responded.

Members also asked about the nature of the application, which was entirely retrospective (i.e. the works had been completed in full prior to the submission of the application). The Case Officer explained that the structures had been noticed by the former Ward Member after completion, and dated these back to 2019. Members expressed concern that the applicant may have, in their view, been trying to conceal the works from the Council, but the Case Officer advised that this was not a material planning consideration and that the application should be considered the same as a non-retrospective application.

Member Comments

Members stated that the structures were away from the main complex, and in the open countryside, and that harm was caused by this.

Members stated that they appreciated that Daylesford Organic was a valued local business, but that they could not see value in the application. Members stated that they believed a need for accommodation could be met in other ways, as the business owned 11 holiday homes.

Members stated that they agreed with the officer recommendation that the proposal was considered to conflict with the Development Plan and national policy included within the NPPF, which were not outweighed by other material planning considerations. Councillor Mark Harris proposed refusing the application, stating that if employees did not earn enough to live in the area, this could be resolved by the business increasing their wages.

Councillor Julia Judd seconded the recommendation.

RESOLVED: To REFUSE the application.

Voting record – For 11, Against 0, Abstain 0

For	Against	Abstain
Councillor Andrew Maclean		
Councillor Daryl Corps		
Councillor David Fowles		
Councillor Dilys Neill		
Councillor Gary Selwyn		
Councillor Ian Watson		
Councillor Julia Judd		
Councillor Mark Harris		
Councillor Michael Vann		
Councillor Patrick Coleman		
Councillor Ray Brassington		

52 22/00393/FUL - Land At Oakleaze, South Cerney Road, Siddington

The application was for the erection of 5 Holiday lodges and associated works at Land at Oakleaze, South Cerney Road, Siddington, Cirencester, Gloucestershire, GL7 6HT.

The Case Officer introduced the item, and highlighted the location and history of site.

The Officer's recommendation was to permit the application.

Andrew Pywell, an objector, addressed the committee, making reference to policies 3 and 4 in EC11 'tourist accommodation' and the impact on the rural landscape.

Trevor Webb, who was a friend of the applicant spoke on their behalf, highlighting the history of the site and supporting the application.

The Ward Member was unable to attend the meeting, and instead the Democratic Services Officer read out a statement on their behalf;

"I'm sorry that I can't be with you this afternoon as I am away from the District at an LGA peer challenge.

I am pleased that the Committee is considering this application as the officers' recommendation conflicts with Policies 3 and 4 in EC11 'Tourist Accommodation' in the Local Plan.

Whilst there was historic use of the site for touring caravans, that this was at least ten years ago and prior to the adoption of the current local plan in 2018.

In addition, in my view, this is not a suitable site for holiday caravan provision as there is no safe walking or cycling route from the site.

For these reasons, I would ask members to refuse this application."

Members asked about the existing screening hedge, referring to the visibility of the site and road safety aspects. The Case Officer stated that they had consulted with the highway authority, and following a speed survey, the new access was proposed, leading the highway authority to raise no objection to the application. The Case Officer stated that the highway authority was satisfied with the visibility splays.

Members asked whether the site could be reverted to a caravan site without seeking permission. The Planning Officer stated that the Caravanning and Camping Club were responsible for issuing Caravan licenses, and up to 5 could be permitted without requiring planning permission.

Members made reference to the objection received from the Parish Council, which stated that the proposed lodges were not in fitting with the Cotswold Design Code. The Case Officer stated that as there was no landscape designation for the area, and similarly designed lodges existed in the district, this was not grounds for refusal, in their view.

Member Comments

Councillor Julia Judd proposed refusing the application, referencing the policies within the Local Plan adopted in 2018, after the original caravans were put in place, the site was not within a development boundary and the fact that there were nearby tourist amenities.

Members discussed the proposal, and stated that the reasons for refusing would be referencing Policy EC11 of the Local Plan, which stated;

“Self-Catering Accommodation:

3. Proposals for self-catering accommodation, will only be permitted where it:

a. is provided through the conservation and conversion of existing buildings, including agricultural buildings; or b. is appropriately located within Development Boundaries.

4. Exceptionally, proposals for new-build, short stay, self catering units that are directly associated on-site with a tourist attraction, and required to sustain the viability of the tourist attraction, will be acceptable.”

Members felt that the application was contrary to these policies.

Councillor Patrick Coleman seconded the proposal.

Councillor Mark Harris proposed permitting the application, as per the officer’s recommendation. Councillor Dilys Neill seconded the proposal. The Committee voted on the proposals in the order they were proposed. The Committee first voted to agree to refuse the application, so the proposal to permit the application was not voted on.

Voting record – For 6, Against 5

RESOLVED: to REFUSE application

For	Against	Abstain
Councillor Daryl Corps	Councillor Andrew Maclean	
Councillor David Fowles	Councillor Dilys Neill	

Councillor Ian Watson	Councillor Gary Selwyn	
Councillor Julia Judd	Councillor Mark Harris	
Councillor Michael Vann	Councillor Ray Brassington	
Councillor Patrick Coleman		

53 Sites Inspection Briefing

Officers would write to confirm if a sites inspection briefing was required.

Members suggested that the colours of the maps be amended for the ease of use of those who are colour blind.

54 Licensing Sub-Committee

The meetings were confirmed by the Democratic Services Officer.

The Meeting commenced at 2.00 pm and closed at 3.35 pm

Chair

(END)

This page is intentionally left blank

PLANNING AND LICENSING COMMITTEE 13 March 2024

SCHEDULE OF APPLICATIONS FOR CONSIDERATION AND DECISION (HP)

- **Members are asked to determine the applications in this Schedule. My recommendations are given at the end of each report. Members should get in touch with the case officer if they wish to have any further information on any applications.**
- **Applications have been considered in the light of national planning policy guidance, the Development Plan and any relevant non-statutory supplementary planning guidance.**
- The following legislation is of particular importance in the consideration and determination of the applications contained in this Schedule:
 - **Planning Permission:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest.
 - **Listed Building Consent:** Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest.
 - **Display of Advertisements:** Town and Country Planning (Control of Advertisements) (England) Regulations 2007 - powers to be exercised only in the interests of amenity, including any feature of historic, architectural, cultural or similar interest and public safety.
- The reference to **Key Policy Background** in the reports is intended only to highlight the policies most relevant to each case. Other policies, or other material circumstances, may also apply and could lead to a different decision being made to that recommended by the Officer.
- Any responses to consultations received after this report had been printed, will be reported at the meeting, either in the form of lists of **Additional Representations**, or orally. Late information might result in a change in my recommendation.
- The **Background Papers** referred to in compiling these reports are: the application form; the accompanying certificates and plans and any other information provided by the applicant/agent; responses from bodies or persons consulted on the application; other representations supporting or objecting to the application.

PLANNING AND LICENSING COMMITTEE 13 March 2024
INDEX TO APPLICATIONS FOR CONSIDERATION AND DECISION

Parish	Application	Schedule Order No.
Cirencester	Employment Land East Of Spratsgate Lane Cirencester Gloucestershire 22/02749/REM Approval of Reserved Matters	01
South Cerney	Land and Properties at Berkeley Close South Cerney Gloucestershire 23/02101/FUL Full Application	02
Fairford	Land at Grid Reference 415682 201136 London Road Fairford Gloucestershire 23/01048/FUL Full Application	03
Cirencester	15 Smiths Field Cirencester Gloucestershire GL7 1XX 23/03336/FUL Full Application	04

Application for the approval of appearance, landscaping, layout and scale of the employment area to the east of Spratsgate Lane Cirencester Gloucestershire

Reserved Matters Application 22/02749/REM	
Applicants:	Tungsten Cirencester Limited and Bathurst Development Limited
Agent:	Pegasus Planning Group
Case Officer:	Anthony Keown
Ward Member(s):	Councillor Gary Selwyn
Committee Date:	13th of March 2024
RECOMMENDATION:	RESOLUTION TO APPROVE SUBJECT TO PLANNING OBLIGATIONS

1. Main Issues:

- (a) Noise
- (b) Parking provision
- (c) Layout
- (d) Landscaping
- (e) Scale
- (f) Appearance
- (g) Environmental performance

2. Reasons for Referral:

- 2.1 This application is referred to Members for a decision for two reasons. Firstly, it relates to one of the Employment Areas within the Strategic Site (Policy S2), which is now referred to as The Steadings. Delivery of The Steadings is central to the Local Plan Strategy. Officers therefore consider it appropriate for this application to be considered by the Committee. Secondly, the proposals have attracted some objections and raised some concerns, which warrant Committee consideration.

3. Site Description:

- 3.1 This application relates to land east of Spratsgate Lane and Wilkinson Road, Cirencester, which was previously used for grazing. More recently the northern part of the parcel was temporarily used to accommodate site offices and materials storage during the highway works to construct the new Spratsgate Lane roundabout and accesses.
- 3.2 The red line site area is approximately 2.95 hectares (ha). It is part of the Strategic Site south of Chesterton, which is allocated for housing and employment, within the Local Plan (Policy S2). An outline planning permission (OPP), which covers an overall

area of approximately 120 ha, was granted in 2019 for development on the Strategic Site, which is now referred to as The Steadings. This reserved matters application (RMA) relates to Employment Area A, which is the first of three safeguarded employment areas within The Steadings.

- 3.3 The western boundary is defined by an existing hedgerow, although sections of the same have been removed to create previously approved accesses. The eastern boundary is defined by existing trees and hedgerow on the adjacent dismantled railway line corridor. The southern boundary is also defined by an existing hedgerow. The site itself is subdivided by an existing hedgerow and trees.
- 3.4 The site is relatively flat. Land slopes downwards gently from the central part of the site to its northern and southern edges. Elevation ranges from just over 117 m to around 120 m AOD.
- 3.5 Two high-voltage power lines cross the central part of the site and there are two associated pylons within it. A National Grid strategic gas pipeline crosses The Steadings along a broadly east-west alignment. There is a pressure reducer at the eastern end of this alignment, to the south-east of The Steadings site, at the termination of a high pressure gas main. That gas main, which is not on The Steadings site, follows a broadly north-south alignment. There is some above-ground infrastructure in the gas valve compound immediately south of this application site. The presence of these services was known when the outline planning application (OPA) was considered, and the constraints posed were factored into the master planning work.
- 3.6 The different land uses that surround the site have very different characters. To the west is The Steadings main site, which includes the future Employment Area B adjacent the western edge of Spratsgate Lane. To the north-west are existing residential properties on Somerford Road and Berkeley Road. To the north are new residential properties on Phase 1a of The Steadings, which is still under construction. To the north-east is the western end of the Love Lane Industrial Estate and an electricity substation. To the east are new residential properties on Orchard Field, which is also still under construction. To the south is the compound mentioned above. A small area of land immediately north of this application site is reserved for a small substation and kiosk, which are required as part of the Kemble Solar Farm.

4. Relevant Planning History:

- 4.1 On the 13th of July 2006 Cotswold District Council (CDC) granted OPP for the erection of 10 industrial/warehouse buildings for Use Classes B2 and B8 on the northern part of this site (06/00757/OUT).
- 4.2 On the 12th of August 2009 CDC again granted OPP for the erection of 10 industrial/warehouse buildings for Use Classes B2 and B8 on the northern part of this site (09/01480/OUT).
- 4.3 On the 3rd of April 2019, CDC granted OPP for a mixed-use development at the Strategic Site south of Chesterton, as per Local Plan Policy S2 (16/00054/OUT). The description of development was as follows:

Demolition of existing buildings and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road.

- 4.4 OPP for The Steadings was granted subject to 69 planning conditions, and following the completion of two section 106 agreements. Matters reserved for later consideration are appearance, landscaping, layout and scale.
- 4.5 On the 22nd of September 2022 CDC approved a non-material amendment to The Steadings OPP, which amended conditions 4, 21, 22 and 66.

5. Planning Policies:

National

- National Planning Policy Framework (NPPF) - updated December 2023
- Planning practice guidance (PPG)
- National Design Guide - October 2019
- National Model Design Code (Parts 1 and 2) - June 2021

Cotswold District Local Plan 2011-2031

- Policy S2 - Strategic Site, south of Chesterton, Cirencester
- Policy EC1 - Employment Development
- Policy EC2 - Safeguarding employment Sites
- Policy EN1 - Built, Natural and Historic Environment
- Policy EN2 - Design of the Built and Natural Environment
- Policy EN4 - The Wider Natural and Historic Landscape
- Policy EN7 - Trees, Hedgerows and Woodlands
- Policy EN8 - Biodiversity and Geodiversity: Features, Habitats and Species
- Policy EN14 - Managing Flood Risk
- Policy EN15 - Pollution and Contaminated Land
- Policy INF3 - Sustainable Transport
- Policy INF4 - Highway Safety
- Policy INF5 - Parking Provision
- Policy INF7 - Green Infrastructure
- Policy INF8 - Water Management Infrastructure

Cotswold District Council - Climate and Ecology

- Climate Emergency Strategy 2020-2030
- Ecological Emergency Action Plan

6. Observations of Consultees:

- 6.1 Summaries of all responses to consultation are included below. The responses are available in full on the Council's website.

Responses to the original application proposals

6.2 CDC Conservation and Design

- Barrel roof design to achieve compliance with building height restriction is welcomed.
- Units 1, 3, 4 and 5 have active frontage facing the street, which is welcomed.
- Unit 2 presents quite a blank elevation to the street, although the walling materials provide some relief.
- Timber or composite timber cladding should be a weathered grey shade. A darker, oak colour would be too strident for this location.
- Otherwise the proposed RAL colours appear satisfactory.
- Samples of materials will need to be submitted and approved.
- A sustainability statement should be submitted and approved, and sustainability measures should be incorporated from the outset.

6.3 CDC Biodiversity and Countryside Officer

- The application is not supported by up-to-date ecological surveys.
- The application should also be supported by a Biodiversity Impact Assessment.

6.4 CDC Environmental Regulatory Services - noise

- The noise barriers referred to in the noise report are not part of the application.
- Objection on the grounds of noise impacts on nearby noise-sensitive properties (existing and proposed).
- Noise barriers should be included in the scheme, or the uses should be restricted to daytime hours only.

6.5 CDC Environmental Regulatory Services - other issues

- No objection in principle to this application with regard to human health risks from land contamination. Please note that OPP condition 55, pertaining to land contamination, still stands for this development.
- No objection to this application with regard to air quality considerations.

6.6 CDC Tree Team

- The plans do not show the two Tree Preservation Order (TPO) oak trees located close to the site boundary, east of the turning area for Unit. Any potential impacts on these trees will need to be considered.
- Proposed tree planting along the Spratsgate Lane frontage and at the entrance to the site mostly involves small ornamental trees, and will therefore lack visual impact. This does not comply with the design codes.

- The trees should be large enough to provide screening and scale, and retain the existing landscape character.
- There should be sufficient space at the entrance, and along the roadside, to include large growing trees such as English oak, small leaved lime, and London plane. Moderate sized trees such as Italian alder, maples and Turkish hazel could be used instead of the rowans and cherries.
- Ideally the scheme should not rely on a limited number of species and genera, with no more than 10% of any species and no more than 20% of any one genus.

6.7 Environment Agency

- Due to increased workload prioritisation we are unable to provide comments on this application.

6.8 GCC local highway authority (LHA)

- We recommend this application be deferred.
- No evidence has been submitted to substantiate the proposed parking allocation.
- Trip rates accumulation should either be derived from first principles or from existing data; e.g. Trip Rate Information Computer System (TRICS), or comparison to facilities of similar size and geographic circumstances.
- Adequate space for heavy goods, delivery and public service vehicles must be made within the site boundary, which should not conflict with the proposed parking arrangements.
- No details of internal visibility splays have been provided.
- No swept path analysis/tracking information for the size of expected vehicles has been submitted.

6.9 GCC Archaeology

- Archaeological evaluation undertaken at the outline stage recorded no significant archaeological remains within this application site. No further archaeological work needs to be carried out in relation to this reserved matters application.

6.10 GCC lead local flood authority

- The sustainable drainage systems (SuDS) layout appears to be broadly in line with the outline proposal approved in the SuDS Delivery Strategy (OPP condition 15), albeit lacking detail on the pond and other drainage elements.
- The SuDS scheme for this phase requires the construction of attenuation basin 8, which falls outside of the site, as well as attenuation within the site itself.

Responses to the revised application proposals

6.11 CDC Conservation and Design

- Unit 2 has been reduced in scale and sited further back from the road frontage, which is welcomed.

- The areas of green space around the building have been increased and this is considered to be an improvement on the previous site plan.
- The timber or composite timber cladding should be a more weathered grey shade, replicating weathered/silvered timber. The proposed deep oak colour is likely to be too strident and out of keeping here, and is therefore not considered appropriate.
- Otherwise, it is accepted that the use of an alternative cladding, such as timber, will help to break up the massing of the unit.
- Samples of materials will need to be submitted and approved.

6.12 CDC Biodiversity and Countryside Officer

- The data inputted to the Biodiversity Metric may not be entirely consistent with the landscape design proposals. This should be clarified.
- The proposed hedgerow includes a fast growing non-native species, which is considered invasive. Its leaves are unpalatable to invertebrates. It should be replaced with a native, fast growing species, such as feathered hornbeam.
- This change would provide an additional foraging resource for native wildlife, and may improve the Metric outputs.
- Overall, the proposed landscaping will provide a transitional ecotone environment between the proposed development and the wider landscape. The majority of species proposed are native, and will provide foraging and pollinating opportunities for native wildlife.
- The submitted lighting plan will enable these habitats to be maintained as ecological corridors, to be exploited by a diverse assemblage of nocturnal species, including bats and dormice. The inclusion of a pond, albeit a SuDS pond, will provide opportunities and additional connectivity.
- Given the constraints, the proposed habitats and ecological corridors will enable permeability through the site.

6.13 CDC Tree Team

- The proposed tree species have been amended to generally more acceptable species, but the proposals still do not include strong planting of native trees along the site frontage.
- If necessary, this should be addressed as a parallel landscaping scheme, which is enforceable. It should secure a strong belt of native tree planting along the site frontage, whether within or outside the current red line boundary.
- The technical note in respect of arboriculture is a preliminary site assessment and does not refer to the existing TPO oaks that we specifically referenced in our previous response. This issue should be clarified, along with the submission of details for the protection of existing retained trees and other vegetation during site works.
- The protection during site works should cover the off-site roadside hedging, with fencing on the site side to protect the hedge during site works, along with protection for the off-site TPO trees, and for retained vegetation within the site.

- There appear to be discrepancies between some aspects of the landscaping scheme maintenance regime and the maintenance regime described in the related Landscape and Ecological Management Plan (LEAMP).
- The 5-year plan should include provision for annual maintenance of the mulching around all planted trees and shrubs.

6.14 CDC Environmental Regulatory Services - noise

- Further advice awaited.

6.15 GCC - LHA

- The Site Wide Design Code reiterates Local Plan Policy INF5 maximum parking standards. The application proposals fall well short of the applicable maximum standard for car parking.
- For the reasons set out in its formal response to CDC, the LHA does not find the Parking Needs Assessment to be compelling evidence.
- A Travel Plan was submitted in December 2023, which explains that some mitigation for the lower parking allocation relies on sustainable travel improvements secured with the OPP, but which will not be delivered before Employment area A is brought into use.
- The LHA therefore maintains that this application is likely to result in an unacceptable risk of overspill parking on the existing highway, or parking on the internal roads, which could restrict heavy goods vehicle (HGV) and other vehicle movements within the site, which would compromise highway safety.
- This risk may be higher in the earlier years while the supporting public transport and active travel provision through The Steadings is not fully implemented.
- To protect the safety of all highway users, and to promote non-car travel choices, the LHA therefore considers that parking restrictions on Wilkinson Road, Somerford Road and Spratsgate Lane will be necessary.
- The revised application does not include sufficient details of the proposed bicycle shelters.
- The revised application does not include sufficient details of proposed landscaping along the western boundary of the site to enable the LHA to determine potential impacts on the existing highway hedge and/or highway infrastructure.
- The LHA has no objection subject to: a planning obligation to meet the costs associated with implementing the parking restrictions described above; submission and approval of bicycle parking/secure storage details; and submission and approval of any proposed landscaping that could impact the existing highway hedge and/or highway infrastructure.

6.16 GCC lead local flood authority

- Given the proposed impermeable area, together with the capacity of the proposed on-site SuDS pond, the burden on pond 8 (main site) should be less than previously predicted. Confirmation of revised requirement for pond 8 would help with ongoing appraisal of The Steadings and future Sub-Phases.

- It would also be helpful to receive confirmation that the proposed drainage layout is the same as the modelled design, to provide confidence that the scheme will function as modelled.

7. View of Town/Parish Council:

Responses to the original application proposals

7.1 The following comments were received from Cirencester Town Council (CTC) in response to the original application.

- No objection.
- CTC is satisfied with the proposals, as set out in the Design Code Compliance Statement, for complying with the design codes in terms of how the employment edge relates to the surrounding area, with its emphasis on frontage character and with consideration for landscaping provision and pedestrian connectivity throughout.
- CTC is pleased to see proposals for additional tree planting on site and for mitigation, enhancement and monitoring measures to ensure the long-term survival of the populations of protected species on the site.
- Construction working times should be in line with the Construction Management Plan.
- Once buildings are occupied, CTC would like to see a condition applied that times of working are in line with other units on Wilkinson Road.

Responses to the revised application proposals

7.2 The following additional comments were received from CTC in response to the revised application proposals.

- CTC supports the proposed resolution of some of the issues raised by CDC and other stakeholders, and its continued support is subject to these resolutions satisfying the concerns of other stakeholders.
- The application appears to fall short of actually installing solar panels. CTC would like to see the installation of solar panels included as a condition of any approval.

8. Other Representations:

Responses to the original application proposals

8.1 68 objections were received from local residents making some or all of the following points. The vast majority of objectors raised concerns about adverse impacts from noise and dust. Many also referred to other points below, but without elaborating on the exact nature of the concerns.

- Objection to the proposed hours of working during the construction period.
- Objection to the proposed hours of operation.
- Neighbouring residents should not be adversely affected by noise or dust, either during construction or when the development is operational.

- Highway access and parking.
- Residents are already adversely affected by road closures, temporary traffic lights, and traffic tailbacks.
- There should be a weight limit for vehicles accessing Somerford Road, which is unfit for heavy Vehicles.
- Loss of amenity.
- Loss of privacy
- Loss of light.
- Impact on Conservation Area.
- Overdevelopment
- Design.

Responses to the revised application proposals

8.2 I objection received from a local resident, who makes the following points.

- The noise impact assessment has shown that delivery vehicles would have an adverse impact on dwellings to the north-west and east during the night-time.
- Precluding use of the service yards between 00:00 and 06:00 is insufficient mitigation, as residents, including children, must be given much more than just six hours in which to get a good night's sleep.
- Operating hours should be limited to between 07:00 and 18:00 Monday to Friday, and 07:00 to 13:00 on Saturdays, with no working on Sundays.

9. Applicant's supporting information:

9.1 Following a period of negotiations, the joint Applicants' team formally submitted revised application material in November 2023. Additional information has been submitted since then. All of the revised material is available to view on CDC's website.

9.2 The key drawings are listed below.

- Proposed Site Plan - Drawing Number P407 Revision U - dated 02.01.24
- Boundary Treatments - Drawing Number P406 Revision J - dated 15.11.23
- Unit 1 Floor Plan - Drawing Number P1-100 Revision D - dated 31.10.23
- Unit 2 Floor Plan - Drawing Number P2-100 Revision E - dated 31.10.23
- Unit 3 Floor Plan (showing units 3, 4 and 5) - Drawing Number P3-100 Revision E - dated 31.10.23
- Unit 1 Elevations - Drawing Number P1-200 Revision D - dated 10.07.23
- Unit 2 Elevations - Drawing Number P2-200 Revision G - dated 10.07.23
- Unit 3 Elevations (showing units 3, 4 and 5) - Drawing Number P3-200 Revision F - dated 10.07.23

10. Officer's Assessment:

Scope of this application

- 10.1 This application seeks approval of the reserved matters relating to a Sub-Phase of The Steadings, which is referred to in the OPP as Employment Area A. The joint Applicants are Tungsten Cirencester Limited (TCL) and Bathurst Development Limited (BDL).
- 10.2 The principle of development is established by The Steadings OPP. Prior to that, CDC had granted OPP for employment buildings on the northern part of this site. CDC and the Applicants have therefore moved beyond the question of whether any development of the type proposed may be acceptable, to the question of what form it should take.
- 10.3 Access was resolved at the OPP stage. The reserved matters are appearance, landscaping, layout and scale. They have been considered within the context of national and local planning policies and priorities, and specifically within the context of the master planning regime for The Steadings.

Environmental Impact Assessment

- 10.4 The OPA was an "EIA application" as defined in the Environmental Impact Assessment (EIA) Regulations. It was accompanied by an Environmental Statement (ES). RMAs submitted pursuant to the OPP are "subsequent applications" as defined in the EIA Regulations, and are therefore also EIA applications.
- 10.5 In determining this RMA, CDC is legally required to reach a reasoned and up-to-date conclusion on the significant effects of the proposed development on the environment, taking into account its examination of the environmental information. The environmental information submitted to support the OPA has since been updated where necessary. Officers have taken the original ES and the updated environmental information into account when assessing the merits of these proposals.

The development plan

- 10.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that "*If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*" The starting point for the determination of this application is therefore the current development plan for the District, which is the adopted Cotswold District Local Plan 2011 - 2031. The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

Interpreting the relevant Local Plan policies

- 10.7 The Inspector appointed by the Secretary of State to examine the Local Plan gave careful consideration to the strategic allocation for The Steadings (then referred to as the Strategic Site, south of Chesterton). He concluded that "*Policy S2, the Chesterton Vision and Objectives included as Appendix B, and various other policies in the Plan provide an effective framework to ensure that the design, layout, landscaping and access*

arrangements for the site are all of an appropriate quality such that development of the scale and type proposed could be achieved in a satisfactory manner.” This framework is referred to hereinafter as ‘the Local Plan Framework.’

- 10.8 Case law has established that when planning decisions are made, the policies of the local plan must always be properly understood and lawfully applied. Interpreting relevant policies depends on a sensible reading of their language, bearing in mind the importance of the policy to the overall objectives of the development plan.
- 10.9 Policy S2 allocates the Strategic Site for “...a sustainable, high-quality, mixed-used development, including up to 2,350 dwellings...” The Chesterton Vision and Objectives elaborate on Policy S2. The Vision describes (among other things) how the development “will promote innovation in residential, commercial and infrastructure design with a view to achieving more sustainable ways of living and a place that is future-proof.” Officers consider that a reasonable person, taking the Local Plan Framework as a whole, would read “...sustainable, high-quality...” to mean development that adheres to very high standards of urban and landscape design, architecture, construction, and environmental performance.
- 10.10 The NPPF reminds us that planning policies can become out-of-date. Case law has established that the passage of time in itself is not sufficient to result in a policy becoming out-of-date. The critical question is whether or not the passage of time has led to the policy being overtaken by events. Planning policies typically set out broad principles, as is the case with Policy S2. The tests for whether or not those principles are met may well evolve over the Plan period. It follows that when decision-makers interpret and apply relevant policies they need to be cognizant of any current circumstances that change the context for gauging policy compliance.
- 10.11 The NPPF makes it clear that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Policy S2 is entirely consistent with the NPPF in this regard. The NPPF also reminds us that being clear about design expectations, and how these will be tested, is essential for achieving successful outcomes (NPPF page 39, par 131). With this in mind CDC provided comprehensive pre-application advice in relation to the proposals for Employment Area A.

The master planning regime for The Steadings

- 10.12 To ensure successful implementation of the Local Plan Framework, a master planning regime has been established for The Steadings. Its key components are described in summary below.
- a) The design framework established by the OPP, including: the approved drawings and documents; the section 106 agreements; material approved pursuant to conditions; and material that supported the OPA. Hereinafter referred to as ‘the OPP Framework.’
 - b) The Steadings Site-Wide Design Code (SWDC), approved by CDC pursuant to OPP condition 9.
 - c) The Detailed Design Code (DDC) for residential Phase 1a and Employment Area A, approved by CDC pursuant to OPP condition 10.

Background to the revised application proposals

- 10.13 The Applicant sought pre-application advice from CDC, which was provided on the 25th of May 2022. It identified a number of areas where the pre-application proposals were not consistent with the mandatory requirements of the DDC. It also sketched out an alternative form of development, which would be more consistent with the DDC.
- 10.14 A critical issue at that stage was the amount of development that could be satisfactorily accommodated on this site, while meeting the Local Plan Framework, and adhering to the various requirements and objectives of the OPP Framework. In effect, striking the right balance between the amount of floor space, the amount of car parking provision, and the amount of space for landscaping. In that context, CDC highlighted the need for an evidence-based approach to car parking provision, and the need for a Travel Plan (i.e. pursuant to the OPP Framework).
- 10.15 No follow-up discussions were requested by the Applicants prior to submission of the original RMA, which was validated on the 17th of August 2022. The proposals were substantially the same as the pre-application proposals. The application was not supported by an evidence-based parking needs assessment, nor by a Travel Plan. Rather than recommending refusal of the application, officers set out a comprehensive response to the proposals in a letter dated the 16th of December 2022, which referred back to the pre-application advice.
- 10.16 That letter provided the context for negotiations in early 2023 on the amount of development. In April 2023, the parties reached an understanding on the amount of floor space that might be appropriate, subject to the outcomes of an evidence-based assessment of necessary parking provision. The application then remained in abeyance for 6 months, while TCL and BDL considered their respective positions.
- 10.17 On the 22nd of November 2023 the Applicants submitted revised application proposals. The proposed amount of floor space was reduced from 10,042 square metres (sqm) to 9,128 sqm. This enabled the landscaping and green infrastructure proposals to be significantly strengthened in accordance with CDC's design advice.
- 10.18 CDC undertook a second round of public consultation in November and December. Submission of the revised application proposals allowed the negotiations to continue, and further information has been submitted since November to address matters arising. A Travel Plan was submitted on the 12th of December 2023. The revised proposals are described in more detail below.

Noise

- 10.19 The NPPF describes how planning decisions should (among other things) mitigate, and reduce to a minimum, potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant adverse impacts on health and the quality of life. Local Plan Policy EN15 requires development not to result in unacceptable risk to the amenity of existing land uses through (among other things) generation of noise, vibration, dust, smells, or light levels.

- 10.20 The potential for adverse impacts resulting from noise was considered at the OPA stage. The OPP includes two planning conditions, which were intended to address Policy EN15 concerns. OPP condition 65 requires RMAs involving commercial and employment development to be accompanied by proposed hours of operation. OPP condition 68 requires such RMAs to also be accompanied by a “scheme” for the control of noise emitted from the use. This approach was taken because the only conditions which can be imposed when reserved matters are approved are conditions directly relating to those reserved matters. Conditions relating to anything other than those reserved matters can only be imposed when OPP is granted (PPG, Paragraph: 025 Reference ID: 21a-025-20140306).
- 10.21 The “scheme” referred to in OPP condition 68 could include a combination of measures secured pursuant to the OPP conditions and through the RMA details: e.g. acoustic fencing, controls on operating hours, and controls on other noise-generating features, such as external plant or vehicle reversing alarms, etc.
- 10.22 There are two discrete issues that Members ought to be aware of. One relates to potential adverse impacts during the construction stage. The other relates to potential adverse impacts post-construction, when the buildings are in use.
- 10.23 As recorded in section 6 of this report, the original application proposals attracted 68 objections from local residents. All referred to potential adverse impacts from noise, among other things. The original application was supported by a Construction Environmental Management Plan (CEMP). The CEMP sought to address issues relating to the construction stage (e.g. hours of construction operations) and issues relating to the protection of ecological assets. The vast majority of objectors made some reference to the proposed hours of construction operations included in the original version of the CEMP. For the reasons given below, the CEMP is not part of this reserved matters application.
- 10.24 OPP condition 44 requires the submission and approval of a Construction Management Plan (CMP) for each sub-area of The Steadings. The Applicants will need to submit a separate discharge of conditions application pursuant to OPP condition 44. The CMP will need to include (among other things) the proposed hours of construction operations. Those proposals will be considered on their merits before that application is determined.
- 10.25 OPP condition 58 requires the submission and approval of an Ecological Construction Method Statement (ECMS) and CEMP (pertaining to ecology only) for each sub-area of The Steadings. The Applicants submitted a separate discharge of conditions application pursuant to that condition (and another ecology condition) in January. The revised CEMP submitted with that application only relates to the protection of ecological assets. That application has been approved.
- 10.26 The issue that needs to be decided at this stage, is whether this RMA is accompanied by a “scheme” that meets the NPPF and Policy EN15 requirements, and which is therefore sufficient to discharge OPP conditions 65 and 68, insofar as they relate to Employment Area A.
- 10.27 The OPPs listed in section 2 of this report establish some parameters for that decision. The 2006 and 2009 OPPs were both subject to the same planning condition pertaining

to noise. It stated that the noise emitted from the site shall not exceed 60 decibels (dB) Leq (equivalent continuous sound level) (1 hour) as measured at the boundaries of the site between 07:00 and 19:00 Monday to Friday, and 07:00 and 13:00 Saturday, and 45 dB Leq (1 hour) at any other time. Since those OPPs were granted, planning permission has been granted for new homes on Phase 1a (north of this site) and Orchard Field (east of this site). The Steadings OPP condition 68 requires that noise levels in the nearest gardens and public open spaces should not exceed 55 dB Leq (1 hour) at any time.

- 10.28 The revised application proposals are supported by an acoustics report, which examines the existing noise climate and potential impacts of noise breakout from the buildings and/or from the service yards. It concludes that, subject to the inclusion of 2.0 metre (m) high acoustic fencing around three of the service yards, noise from the proposed development would achieve a condition of “low impact” at the nearest existing residential properties at all times, and would be unlikely to give rise to noise disturbance. The revised application proposals include a Boundary Treatments drawing, which shows 2.4 m high acoustic fencing in the locations recommended in the acoustics report. Provision and maintenance of the acoustic fences shall be secured by a planning condition.
- 10.29 In response to OPP condition 65, the Applicants have also proposed to preclude use of the service yards between 00:00 and 06:00.
- 10.30 Officers have asked Environmental Regulatory Services (ERS) to validate the acoustics report and its conclusions, and to advise on whether the current proposals would ensure an equivalent level of protection for nearby noise-sensitive properties as the condition imposed on the previous OPPs. That advice is still awaited.

Parking provision

Car parking

- 10.31 The revised application proposes some 9,128 square metres (sqm) of floor space. The OPP is for Class B2 and/or Class B8 uses. CDC’s current car parking standards, which are expressed as maximums, are set out in Local Plan Policy INF5 and related Appendix F. The applicable maximum standard is that for Class B2 uses, which is 1 car parking space per 50 sqm of floor space. That equates to a maximum provision of 183 car parking spaces. This assumes a worst-case scenario, where all of the floor space is in Class B2 use. The Policy INF5 maximum standard for Class B8 uses is 1 car parking space per 100 sqm of floor space, which equates to a maximum provision of 91 car parking spaces. The revised RMA proposals include 93 car parking spaces.
- 10.32 The Transport Assessment (TA) (Document reference CIR/TA/DOC/001) submitted in support of the OPA confirmed that “...*parking provision will be secured with subsequent reserved matters applications following the grant of any outline planning permission.*” (TA, page 63). The SWDC states that non-residential parking provision should be justified using an evidence base that sets out the following:
- a) the accessibility of the development;
 - b) the type, mix and use of development;

- c) the availability of and opportunities for public transport;
- d) local car ownership levels;
- e) an overall need to reduce the use of high-emission vehicles; and
- f) a comparison of the forecast trip generation and resultant accumulation with the proposed parking provision.

- I0.33 The revised application proposals submitted in November 2023 were supported by a car parking accumulation note. The Applicants have pointed out that the note was prepared using TRICS (Trip Rate Information Computer System) data from the OPP TA. They argued that it therefore addressed item f) above. The LHA did not find that note compelling.
- I0.34 Following a meeting with CDC and the LHA, the Applicants have submitted an updated parking needs assessment, which also provides commentary on items a) to e) above. The updated note comes to the same conclusion as the original on the amount of car parking required. It states that all 5 units will have more car parking spaces than the maximum requirement indicated by the parking accumulation calculations.
- I0.35 The LHA has acknowledged that the notes were prepared using TRICS data from the OPP TA, but for the reasons set out in its formal response to CDC, the LHA still does not find the updated note compelling. The LHA considers that the RMA proposals are likely to result in an unacceptable risk of overspill parking on the existing highway, or parking on the internal roads, which could restrict heavy goods vehicle (HGV) and other vehicle movements within the site, which would compromise highway safety.
- I0.36 The Travel Plan submitted in December 2023 aims to reduce the number of single occupancy car journeys to Employment Area A (i.e. compared to a development without a Travel Plan in place). The Travel Plan is therefore germane to CDC's consideration of the parking provision issue. The Travel Plan references sustainable travel improvements secured by the OPP Framework. Albeit these may well not be delivered before Employment area A is bought into use. Nonetheless, providing the submitted Travel Plan is acceptable to the LHA, it should help to reduce demand for the available car parking spaces.
- I0.37 The Framework Travel Plan for The Steadings confirms that "Employment Travel Plans" will be submitted to the LHA for approval in accordance with the requirements of the planning obligation (i.e. within BDL's section 106 agreement with the LHA). The Travel Plan submitted in support of this RMA has therefore been referred to the LHA for consideration. Officers has asked LHA colleagues to provide an update on their approval process prior to the Committee meeting.

Cycle parking

- I0.38 The original application proposals included 30 cycle stands, which was less than the minimum required by Policy INF5 and related Appendix F. The revised application proposals include 60 covered cycle spaces, and the Applicants have also now agreed to provide showers and changing rooms within each building. The indicative locations for these are shown on the revised floor plans, and provision and retention shall be secured by a planning condition.

- 10.39 Given the ambition for The Steadings to achieve very high standards of design, the originally proposed cycle parking shelters are not considered satisfactory. The Applicants have agreed to a planning condition requiring the submission and approval of cycle parking shelter details, which complement the proposed employment buildings, and reflect the importance of encouraging more people to cycle to work where possible.

Motorcycle parking

- 10.40 The LHA previously advised that it recognizes the British Motorcyclists' Federation (BMF) as an expert organization in relation to the needs of users. The LHA therefore considered it appropriate to adopt their recommended motorcycle parking provision, which is 1 space per 10 car spaces.
- 10.41 The Applicants maintain that motorcycle parking requirements are minimal and that spaces have been provided at each unit, which are likely to meet the required demand. They also maintain that motorcyclists are likely to park their motorcycles in locations they regard as being safe.
- 10.42 Given the standard previously cited by the LHA, some 10 motorcycle parking spaces would be required across the layout. The Proposed Site Plan has been amended accordingly.

Overview

- 10.43 The LHA considers that the risk of overspill parking could be mitigated by implementing parking restrictions on Wilkinson Road, Somerford Road and Spratsgate Lane. The Applicants have agreed to prepare a unilateral undertaking (UU), which will obligate them to make a financial contribution sufficient to cover the costs of progressing the necessary Traffic Regulation Order (TRO) and implementing the highway works.
- 10.44 Alternative ways to reduce the risk of overspill car parking would be to require more car parking spaces, or to require a further reduction in the amount of floor space proposed. Officers have given careful consideration to both of these alternatives.
- 10.45 The first alternative does not sit comfortably with the thrust of relevant emerging policies within the Local Plan Update Consultation, nor with CDC's decision of March 2023 to proceed with its Sustainable Transport Strategy. Bearing in mind NPPF paragraph 48, officers have given the relevant emerging policies very little weight. However, they provide an insight to CDC's thinking on the direction of future policies.
- 10.46 The second alternative would not be acceptable to the Applicants. From the negotiations to date, it is clear that they would argue strongly that a further reduction in floor space would threaten the economic viability of the development.
- 10.47 Subject to receipt of a UU, which is acceptable to the LHA, and subject to LHA confirmation that the Travel Plan is satisfactory, officers consider that the risk of overspill parking is not in itself sufficient reason to prevent or refuse the proposed development.

Building performance

- 10.48 In responding to the original application proposals on the 16th of December 2022, officers raised the issue of building performance. Policy EN1 states that new development will, where appropriate, promote the protection, conservation and enhancement of the natural environment by addressing climate change. The Local Plan Vision and Objectives describe how The Steadings will promote innovation in residential, commercial and infrastructure design with a view to achieving more sustainable ways of living and a place that is future-proof.
- 10.49 Officers advised that, assuming issues around site capacity could be resolved, Members would also want to understand the Applicants' approach to addressing climate change through enhanced building performance. In particular, Members would be interested in any measures to improve building performance over and above statutory minima, and how the effectiveness of those measures will be assessed. The Applicants' team did not engage on that aspect of our response to the original proposals.
- 10.50 Members' attention is drawn to CTC's consultation response, which notes that the application appears to fall short of actually installing solar panels. CTC would like to see the installation of solar panels included as a condition of any approval.
- 10.51 Our preferred approach was to have a holistic discussion with the Applicants about building performance. The potential role of photovoltaic (PV) panels as part of a wider energy strategy for the development could then have been explored. Given the absence of any meaningful discussions on this issue, officers are not proposing a condition to require installation of PV panels. That is not because we disagree with CTC's laudable motives, but because we are simply not in a position to propose specific measures, which we are convinced will be effective. However, Members are advised that the revisions notes on the Roof Plan drawings indicate that PVs were removed in November. The notes indicate that a previous version of the Roof Plan drawings showed PVs.
- 10.52 We have given the Applicants another opportunity to respond on the issue of building performance, and to comment on CTC's consultation response. Their planning consultant advises that the Applicants aim to achieve a BREEAM Very Good rating for the development. The BREEAM ratings range from Pass, Good, Very Good, Excellent to Outstanding.

Layout

- 10.53 The significant reduction in floor space, and the consequential reduction in building footprints, has enabled the Applicants' team to design an improved layout. The revised layout better reflects the form of development described in our pre-application advice. In addition, it is now more consistent with the DDC.

Pedestrian link to Orchard Field

- 10.54 BDL has helpfully been in discussions with the developers at Orchard Field, with a view to delivering a pedestrian link across the dismantled railway line corridor. This would be a significant improvement in pedestrian permeability from Orchard Field, providing residents with a relatively direct route to the new Spratsgate Lane roundabout. It

would also improve pedestrian connectivity between Orchard Field and The Steadings. The revised layout for Employment Area A includes an improved pedestrian route up to the red line boundary with the dismantled railway line corridor.

- 10.55 BDL has committed to work with its counterparts at Orchard Field to deliver the connecting piece of this route. This is possible because BDL controls the land between the two sites.

Landscaping

- 10.56 Officers had two main objectives in relation to landscaping at Employment Area A. Firstly, ensuring that the landscape design includes structural planting along the western edge of the site in particular. The DDC mandates new tree planting along Wilkinson Road and Spratsgate Lane. Secondly, ensuring that the landscape design supports the Ecological Mitigation and Management Framework (EMMF) approved as part of the OPP Framework. This involved strengthening the green infrastructure components of the design.

Tree planting along Wilkinson Road and Spratsgate Lane

- 10.57 Officers met with BDL on site at the beginning of 2023 to discuss and agree tree planting proposals for the western boundary of the site, north and south of the new Spratsgate Lane roundabout. BDL has now submitted a preliminary tree planting scheme, based on those discussions. It may be possible to accommodate some of the proposed trees within the red line boundary of this application. Their delivery could therefore be secured via a landscaping condition. The landscaping condition will also ensure that the following matters can be resolved:

- landscape design details for the required SuDS pond;
- the native hedgerow species substitution recommended by the Biodiversity and Countryside Officer; and
- the Tree Team's recommendation relating to annual maintenance of the mulching around all planted trees and shrubs.

- 10.58 However, some of the proposed trees may be outside the red line boundary of this application. BDL has therefore agreed to submit a parallel RMA for additional landscaping. To provide further reassurance for CDC, the UU will obligate BDL to submit that RMA and work with the councils to ensure the additional tree planting is delivered. This arrangement, together with tree planting within Employment Area A, will ensure that the development meets the mandatory requirements of the DDC. The parallel RMA will also ensure that any issues of concern to the LHA (i.e. in relation to potential impacts on the highway hedgerow and/or highway land) can be resolved.

- 10.59 OPP condition 51 requires the submission and approval of a detailed arboricultural report for each sub-area of The Steadings. Each report must address (among other things) root protection areas and tree protection fencing during construction. This provides a mechanism to address the Tree Team's points in relation to the TPO trees, and the extent of protection measures for retained trees and vegetation during site works. It is also worth noting that the revised layout moves development further away from the eastern boundary where the TPO trees are located.

Supporting the EMMF

- 10.60 The approved EMMF describes how The Steadings will deliver biodiversity gains in accordance with local and national planning policy. CDC and BDL have also agreed a regime to deliver a minimum of 10% biodiversity net gain (BNG) at The Steadings. The agreed aims of that process are as follows:
- a) Deliver a minimum of 10% in area and linear BNG at The Steadings.
 - b) Maximize BNG on each Sub-Phase as they come forward.
 - c) Maintain a framework to demonstrate what is expected on each parcel, with certain assumptions.
 - d) Maintain a simple and efficient control mechanism to deliver the BNG.
 - e) Maintain an efficient mechanism to monitor BNG throughout the delivery process.
- 10.61 Delivering employment development on this site involves losing the central hedgerow and trees. The updated environmental information classifies that existing hedgerow as species-poor. Trees within it include a mix of Hawthorn, Elder, Field Maple and Blackthorn. The group is classified as Category B, Trees of moderate quality. Local Plan Policy EN7 requires that where trees or hedgerows are proposed to be removed as part of development, compensatory planting will be required. The original RMA proposals relied too heavily on compensatory planting within the Primary Green Infrastructure Areas on the main site. They failed to adequately address aim b) above.
- 10.62 The revised RMA proposals include a minimum 6 m buffer along the length of the eastern boundary with the dismantled railway line woodland belt. The buffer strip is much wider than the minimum along large sections of its length. This area will be planted with native scrub, to create a transitional woodland edge zone alongside the existing woodland, which is a significant green infrastructure asset. The revised layout also includes stronger green link across the site, linking the retained western boundary hedgerow and trees to the transitional zone. The landscape design for the SuDS pond will maximize benefits for wildlife.
- 10.63 By focussing our design efforts on retaining and reinforcing existing green infrastructure assets around the periphery of the site, and by creating stronger green links across the layout, we have sought to achieve more compensation for the loss above within the Sub-Phase itself. This was seen as the best way to minimize the impacts of this development on protected species.
- 10.64 The anticipated landscaping RMA, which will ensure the required additional tree planting along the Spratsgate Lane and Wilkinson Road frontages, will complete the picture in terms of securing appropriate structural landscaping and reinforcing the retained green infrastructure network.

Scale

- 10.65 The proposed building designs are below the maximum height thresholds established by the approved Building Height Parameter Plan, which is positive.

- 10.66 Officers are also satisfied with the proposed roof forms and massing. Our concerns in relation to the original RMA proposals revolved around the footprints of the buildings and the consequences for the layout and landscape design. As described above, those concerns have now been resolved.

Appearance

- 10.67 Officers had been concerned that unit 2 would have a significant and negative visual impact on the character and appearance of the area around the Somerford Road and Wilkinson Road junction. This was partly because of the size of the proposed building, together with its relatively unrelieved rear or west elevation. It was also partly because the building was considered to be too close to the western site boundary.
- 10.68 The revised RMA proposals have addressed the above concerns. Unit 2 has been reduced in size, with a consequential reduction in the length of its principal elevations. More green space has been created around the western edges of the building, which allows for large native trees to be planted north and south of it. Those trees are within the red line boundary of this site. The current siting of unit 2 supports the buffer strip objective described under landscaping.
- 10.69 Officers have no objections in principle to the proposed external materials, or to the potential colour schemes proposed. Indeed, we welcome the opportunity to agree a coherent approach to materials across the five units proposed. The DDC materials palette includes both agricultural green or grey metal cladding, and timber weatherboarding. However, we will want to ensure that any proposed composite timber system is a convincing timber substitute. In addition, we consider that a weathered grey shade, replicating weathered or silvered timber, would be more appropriate than deep oak coloured weatherboarding. A materials condition is proposed, so that samples of the final materials can be considered and agreed.

11. Conclusion

- 11.1 As indicated above, the principle of development is established by the OPP. Implicit in the grant of outline planning permission is that at least one form of development is acceptable. While the original application proposals were not considered acceptable, significant progress has now been made through the negotiations. Officers consider that the revised application proposals satisfactorily address our previous concerns around the layout, the landscape design, and the response to the approved EMMF.
- 11.2 The Steadings is central to successful delivery of the Local Plan Strategy, and early delivery of Employment Area A would be beneficial. Delivering a mutually acceptable employment development would not only bring economic benefits, it would also create opportunities for self-containment at The Steadings.
- 11.3 As noted above, specialist advice on the noise issue is awaited from ERS. Officers consider that the relevant OPP conditions, together with the ability to require acoustic fencing as part of the RMA proposals, provide the mechanisms for securing an equivalent level of protection for nearby noise-sensitive properties as the condition imposed on the previous OPPs. Specialist advice from ERS will allow officers to propose an overall “scheme” for noise control, which we can then relay to the Applicants for consideration.

- 11.4 Subject to successful resolution of the noise issue, and completion of the UU, officers consider the proposed development to be consistent with the Local Plan Framework. Providing no new or altered material considerations arise from the necessary additional public consultation exercise, officers are minded to recommend approval of this application following expiry of that consultation, for the reasons set out in this report. Officers consider that a demonstration of Member support for the potential route to approval described above would provide the confidence required for officers and the Applicants to bring the negotiations to a successful conclusion in a timely fashion.
- 11.5 Officers therefore recommend that the Planning Committee resolves to delegate authority to the Interim Head of Planning Services to determine this application subject to:
- a) the completion of a UU prior to the Decision Notice being issued, which secures a financial contribution sufficient to enable the local highway authority to progress and implement the parking restrictions described in this report, and which also secures the submission of (and the opportunity to determine) an RMA for the additional landscaping described in this report;
 - b) agreement of a satisfactory scheme for controlling noise emitted from the development, if such a scheme has not already been agreed prior to the Planning Committee meeting;
 - c) the suggested draft conditions set out in this report;
 - d) delegated authority being given to the Interim Head of Planning Services to amend and/or add to the suggested draft conditions prior to the Decision Notice being issued, where such amendments would be legally sound and would not deviate significantly from the purpose of the draft conditions;
 - e) expiry of the necessary additional public consultation exercise;
 - f) careful consideration being given to any further representations received in response to that additional public consultation exercise; and
 - g) referring the application back to the Planning Committee if any new or altered material considerations arise before the grant of reserved matters approval which, in the view of the Interim Head of Planning Services, may have the effect of altering the resolution.

12. Proposed Conditions:

1. The development hereby approved shall be carried out in accordance with the following approved drawings and documents:
- Policy S2 - Strategic Site, south of Chesterton, Cirencester
 - Policy EC1 - Employment Development
 - Location Plan - Drawing Number P408B Revision B - dated 04/05/22
 - Proposed Site Plan - Drawing Number P407 Revision U - dated 02/01/24
 - Boundary Treatments - Drawing Number P406 Revision J - dated 15/11/23
 - Unit 1 Floor Plan - Drawing Number P1-100 Revision D - dated 31/10/23

- Unit 2 Floor Plan - Drawing Number P2-100 Revision E - dated 31/10/23
- Unit 3 Floor Plan (showing units 3, 4 and 5) - Drawing Number P3-100 Revision E - dated 31/10/23
- Unit 1 Elevations - Drawing Number P1-200 Revision D - dated 10/07/23
- Unit 2 Elevations - Drawing Number P2-200 Revision G - dated 10/07/23
- Unit 3 Elevations (showing units 3, 4 and 5) - Drawing Number P3-200 Revision F - dated 10/07/23
- Unit 1 Roof Plan - Drawing Number P1-101 Revision C - dated 15/11/23
- Unit 2 Roof Plan - Drawing Number P2-101 Revision B - dated 15/11/23
- Unit 3 Roof Plan - Drawing Number P3-101 Revision D - dated 15/11/23
- Parking Information Sketch - Drawing Number PSK112 - January 2024
- Drainage Layout Sheet 1 of 2 - Drawing Number 001 Revision P3 - dated 08/02/24
- Drainage Layout Sheet 2 of 2 - Drawing Number 002 Revision P3 - dated 08/02/24
- Report on the Drainage Strategy (including Appendix 6 Surface Water Drainage Maintenance and Management Plan) - Document Reference 63337 Revision F - dated 08/02/24
- Proposed External Lighting - Drawing Number HBa-0548-E-900 Revision PL3 - dated 31.10.23

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

2. No construction work on the primary structures of the buildings hereby approved shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These works shall be carried out as approved, and completed in their entirety in accordance with the approved Implementation Timetable, or by the end of the planting season immediately following practical completion of the last building, whichever is the sooner. These details shall include: minor artefacts and structures (e.g. furniture, refuse or other storage units, etc.); an Implementation Timetable; and a scheme of landscape maintenance for a minimum period of 5 years, which is aligned with the approved Landscape, Ecological and Arboricultural Management and Maintenance Plan (LEAMMP) for Employment Area A.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings, in accordance with Cotswold District Local Plan Policy EN2 and Policy EN8, and the provisions of the NPPF.

3. Any trees, plants or grassed areas shown on the soft landscape works approved pursuant to condition 2 above, that die, become diseased, are damaged, or removed, within 5 years of the actual date of Practical Completion of all soft landscape works, shall be replaced by the end of the following planting season. All replacement trees, plants and/or grassed areas shall be of the same size and species as those lost, unless the local planning authority approves alternatives in writing.

Reason: To ensure that all planting areas become established and thereby achieve the objectives of Cotswold District Local Plan Policy EN1, Policy EN7 and Policy EN8, and the provisions of the NPPF.

4. With the exceptions of G123 and G135, as identified in the Technical Note in Respect of Arboriculture (Report Reference edp1063_r054b, dated November 2021), and cutting or pruning in accordance with the approved Landscape, Ecological and Arboricultural Management and Maintenance Plan (LEAMMP) for Employment Area A, the existing trees and hedgerows within the site shall be retained and shall not be felled, lopped or topped, without the prior written consent of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998:2010 'Tree Work - Recommendations.' Any trees and hedgerows removed without such consent, or dying, or becoming damaged or diseased shall be replaced in the next planting season with trees and hedgerows of such size and species as may be specified by the local planning authority.

Reason: To ensure that existing trees and hedgerows within the site, which are to be retained, are conserved in accordance with Cotswold District Local Plan Policy EN7.

5. Prior to the first occupation of each of the buildings hereby approved, its means of access to the nearest public highway, and its parking and turning facilities, shall be provided as shown on the approved Proposed Site Plan (Drawing Number P407 Revision U - dated 02/01/24).

Reason: To ensure conformity with the approved drawings, and in the interest of highway safety.

6. None of the buildings hereby approved shall be occupied until details of sheltered, secure and accessible bicycle parking have been submitted to and approved in writing by the local planning authority. These details shall provide for at least 60 bicycle parking spaces across Employment Area A. Prior to the first occupation of each of the buildings hereby approved, its bicycle parking facilities shall be provided in accordance with the details so approved.

Reason: To promote sustainable travel and healthy communities.

7. None of the buildings hereby approved shall be occupied until details of shower and changing facilities (including lockers), which would help promote cycling as a mode of transport, have been submitted to and approved in writing by the local planning authority. These details shall develop the indicative proposals shown on the approved Floor Plan drawings. Prior to the first occupation of each of the buildings hereby approved, its shower and changing facilities shall be provided in accordance with the details so approved, and maintained as such for the lifetime of the development, unless the local planning authority approves an alternative design in writing.

Reason: To promote sustainable travel and healthy communities.

8. Notwithstanding the approved Elevations drawings, no construction work on the primary structures of the buildings hereby approved shall take place until samples and details of the walling materials, roofing materials, doors, windows and glazing panels to be used in their construction have been submitted to and approved in writing by the

local planning authority. These details shall include sample panels of walling finishes, of at least one metre square in size, erected on the site. Development shall be carried out in accordance with the approved samples and details.

Reason: To protect the character and appearance of the area in accordance with Cotswold District Local Plan Policy EN2, the approved Detailed Design Code, and the provisions of the NPPF.

9. None of the buildings hereby approved shall be occupied until design details of the proposed boundary treatments shown on the approved Boundary Treatments drawing *[NB. approved Drawing Number to be inserted prior to the Decision Notice being issued]* have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the area in accordance with Cotswold District Local Plan Policy EN2, the approved Detailed Design Code, and the provisions of the NPPF, and to mitigate, and reduce to a minimum, potential adverse impacts resulting from noise in accordance with Cotswold District Local Plan Policy EN15 and the provisions of the NPPF.

10. None of the buildings hereby approved shall be occupied until the 2.4 metre high timber acoustic fencing shown on the approved Boundary Treatments drawing *[NB. approved Drawing Number to be inserted prior to the Decision Notice being issued]* has been installed in accordance with the design details approved pursuant to condition 9 above. All of the acoustic fencing shall be retained and maintained in effective working order for the lifetime of the development, unless the local planning authority approves an alternative design in writing.

Reason: To mitigate, and reduce to a minimum, potential adverse impacts resulting from noise in accordance with Cotswold District Local Plan Policy EN15 and the provisions of the NPPF.

INFORMATIVES:-

1. Phased Arboricultural Reports

The Applicants' attention is drawn to condition 51 attached to the outline planning permission. There are two Tree Preservation Order trees on the eastern boundary of the site.

2. Works on the Public Highway

The development hereby approved may include the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with Gloucestershire County Council, which would specify the works and the terms and conditions under which they are to be carried out.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Council's costs in undertaking the following actions:

Drafting the Agreement

A Monitoring Fee

Approving the highway details

Inspecting the highway works

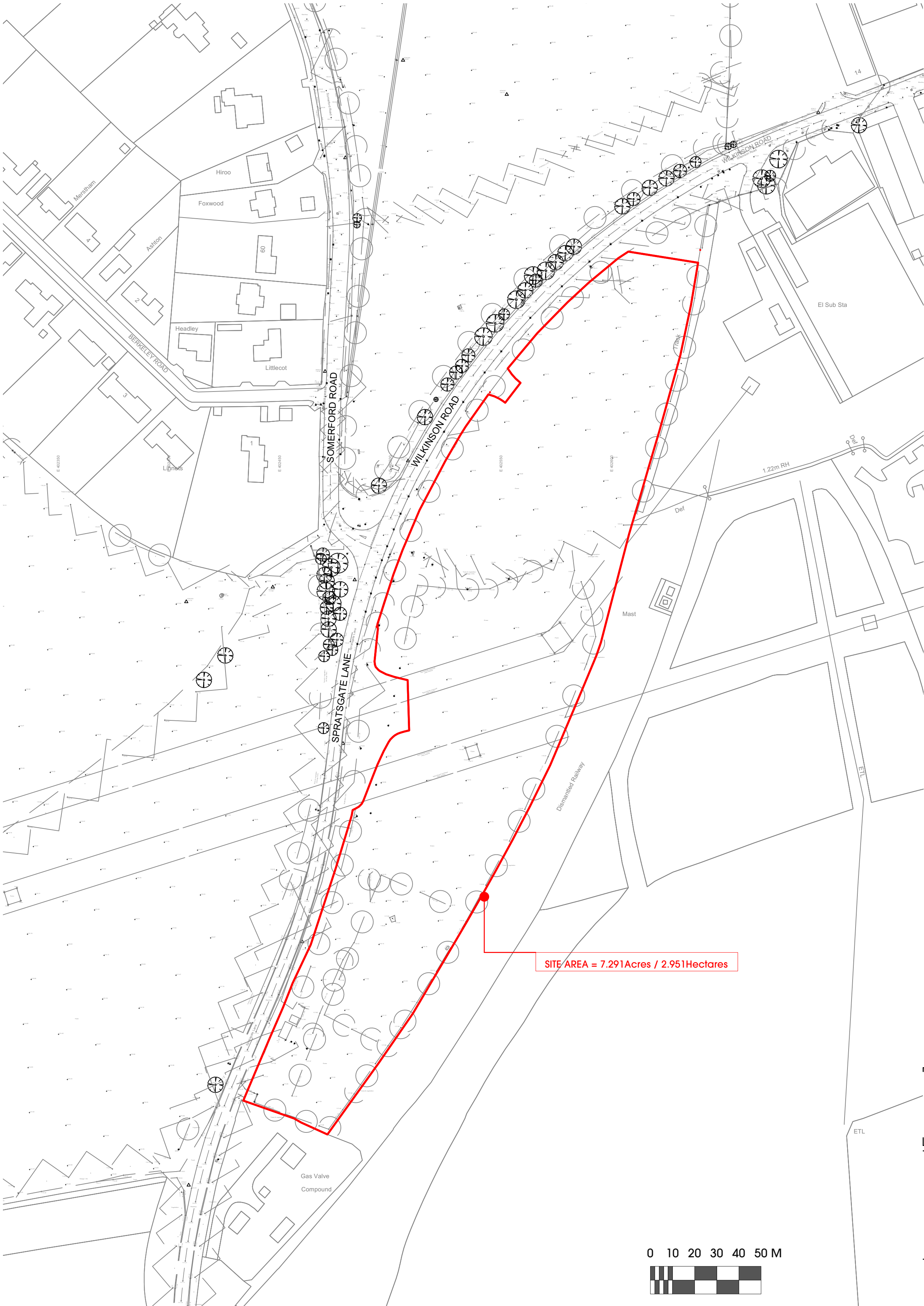
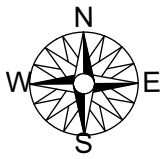
Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

3. Extraordinary Maintenance

The Applicants' attention is drawn to Section 59 of the Highways Act 1980 which allows the Highway Authority to recover additional costs of road maintenance due to damage by extraordinary traffic.

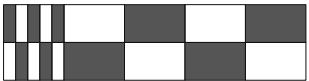
Before any work is commenced upon the development hereby approved representatives of Gloucestershire County Council, as the Highway Authority and the applicant, shall carry out a joint road survey/inspection on the roads leading to this site. Any highlighted defects shall be rectified to the specification and satisfaction of the Highway Authority before work is commenced on the development hereby approved. A further joint survey/inspection shall be undertaken following completion of development hereby approved and any necessary remedial works shall be completed to the specification and satisfaction of the Highway Authority within 1 month or other agreed timescale.

This page is intentionally left blank



SITE AREA = 7.291Acres / 2.951Hectares

0 10 20 30 40 50 M



8	04/05/2022	Red line checked	DE
A	13/04/2022	acre/hectare amount checked	DE
Rev.	Date	Description	Drawn

htcarchitects

York Place Studio
8 Britannia Street
Leeds
LS1 2DZ
T:(0113) 244 3457

W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

client
Tungsten Properties

project
**Love Lane
Cirencester**

drawing title
Location Plan

date **April 2022**
status **Planning**
scale **1:1000 @ A2**
drawn **DE** checked **DW**
job no. **2611** dwg no. **P408** rev. **B**

This page is intentionally left blank

2. Vision

M

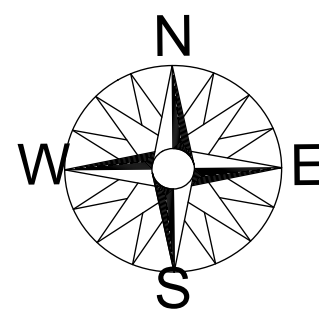
2.3 FRAMEWORK PLAN

KEY

- Residential
- Employment
- Indicative building frontages
- Vehicular access point
- Access point (no through route)
- Indicative vehicular routes
- Pedestrian / cycle route
- Pedestrian route
- Parking court
- Greenspace and green corridors
- Amenity greenspace (minimum)
- LAP (Indicative location)
- Tree groups for retention
- Existing hedgerow
- Indicative attenuation area
- Overhead power line
- Key buildings
- Key grouping



This page is intentionally left blank



- HGV GRADE TARMAC FINISH TO AISLES AND UNIT 1 & 4 (CONSTRUCTION SPECIFICATION BY S.E)
- TARMAC FINISH TO COMMUNAL FOOTPATHS (CONSTRUCTION SPEC BY S.E)
- TARMAC FINISH TO CAR PARK AISLES (CONSTRUCTION SPEC BY S.E)
- CONCRETE BASE FOR BIKE SHELTERS & BIN STORE (CONSTRUCTION SPEC BY S.E)
- PERMEABLE BLOCK PAVING TO CAR PARKING SPACES COLOUR CHARCOAL OR SIMILAR
- BLOCK PAVING TO FOOTPATHS OUTSIDE & AROUND UNIT
- CONCRETE TO SERVICE YARDS
- LANDSCAPE DESIGN BY SPECIALIST CONSULTANT
- GRASSCRETE PAVING TO REAR OF BUILDINGS

U	02.01.24	MB parking added	AB
T	15.11.23	Minor amendments in line with pegasus coms	AB
R	10.10.23	Unit 3 parking tweaked in line with ADC drawing	AB
Q	06.06.23	Unit 1 yard amended	AB
P	25.05.23	Unit 2 updated	AB
N	24.05.23	Amended in line with PSK109	AB
M	28.02.23	Urban designer sketch unit locations overlaid	AB
K	26.07.22	Tarmac added to Unit 1	DE
J	22.07.22	Landscaping and path amended	DW
H	26.05.22	Footpath added	DE
G	19.05.22	Updated plans/ roundabout shown	DE
F	04.05.22	Red Line checked	DE
E	27.04.22	EV points and Car sharing points shown	DE
D	31.03.22	Updates to parking, paths, landscaping etc	DE
C	17.03.22	Bathhouse radius added to plans for northern site access	DW
B	17.02.22	Detailing progressed towards planning application.	DW
A	01.02.22	Existing bellmouth overlaid in red.	DW
Rev.	Date	Description	Drawn

htcarchitects

York Place Studio
8 Britannia Street
Leeds
LS1 2DZ
T: (0113) 244 3457
W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

client	Tungsten Properties
project	Love Lane, Cirencester
drawing title	Proposed Site Plan
date	April 2022
status	Planning
scale	1:500 @ A0
drawn	DE checked DW
job no.	2611
dwg no.	P407
rev.	U

This page is intentionally left blank




Notes:

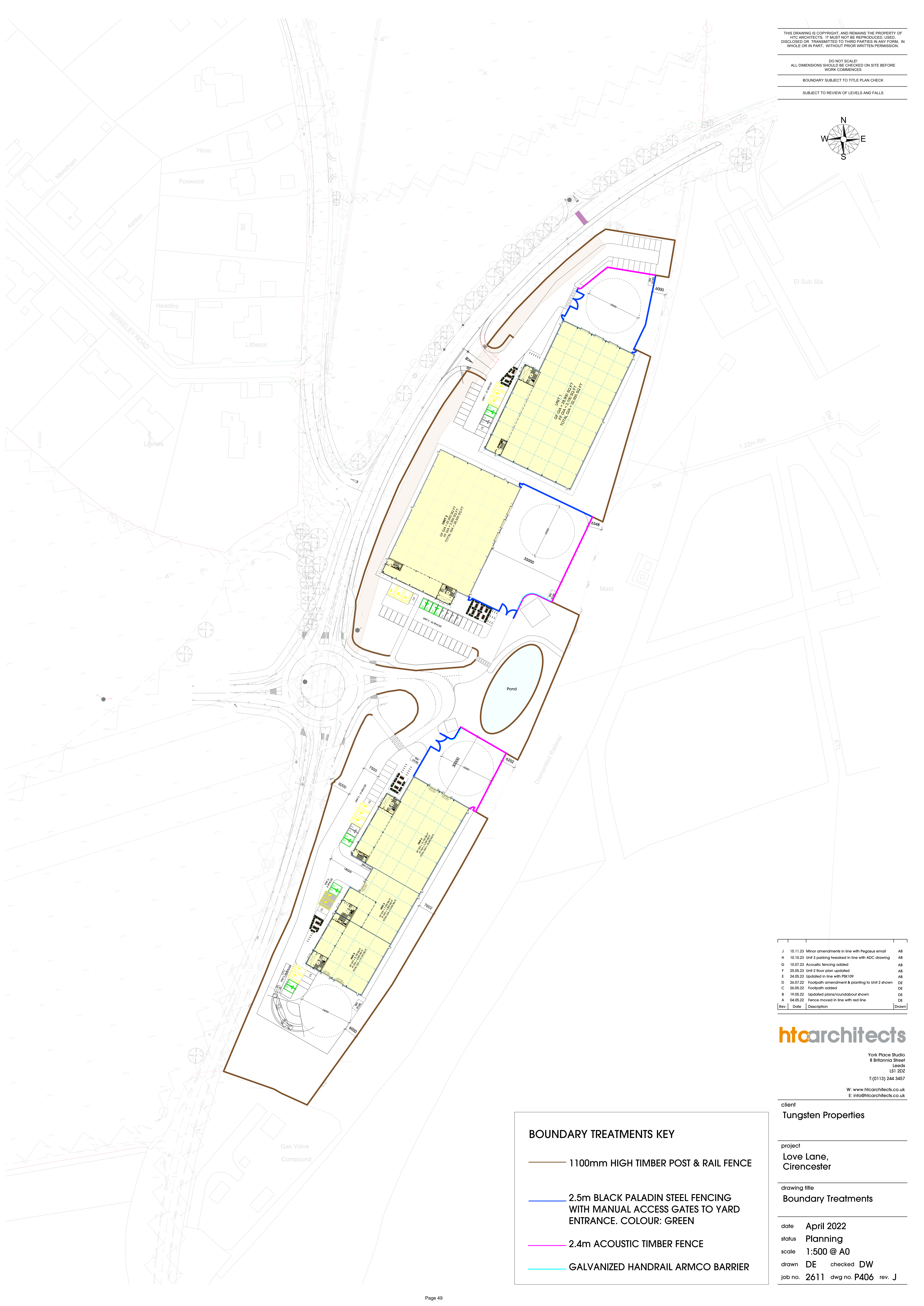
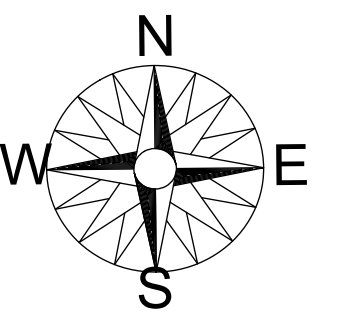
Noise-sensitive premises locations

All are residential properties

- A Somerford Road
- B Phase 1a The Steadings
- C Orchard Field

Project	
The Steadings	
Client	
Cotswold District Council	
Drawing Title	
Noise-sensitive premises locations	
Drawing Number	Revision
052017-TS-EAA-NSP-01	
Status	Date
Internal consultation	02/02/24
Scale	
NTS	

This page is intentionally left blank



J	15.11.23	Minor amendments in line with Pegasus email	AB
H	10.10.23	Unit 3 parking tweaked in line with ADC drawing	AB
G	10.07.23	Acoustic fencing added	AB
F	25.05.23	Unit 2 floor plan updated	AB
E	24.05.23	Updated in line with PSK109	AB
D	26.07.22	Footpath amendment & planting to Unit 2 shown	DE
C	26.05.22	Footpath added	DE
B	19.05.22	Updated plans/roundabout shown	DE
A	04.05.22	Fence moved in line with red line	DE
Rev.	Date	Description	Drawn

htcarchitects
York Place Studio
8 Britannia Street
Leeds
LS1 2DZ
T: (0113) 244 3457
W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

client
Tungsten Properties

project
**Love Lane,
Cirencester**

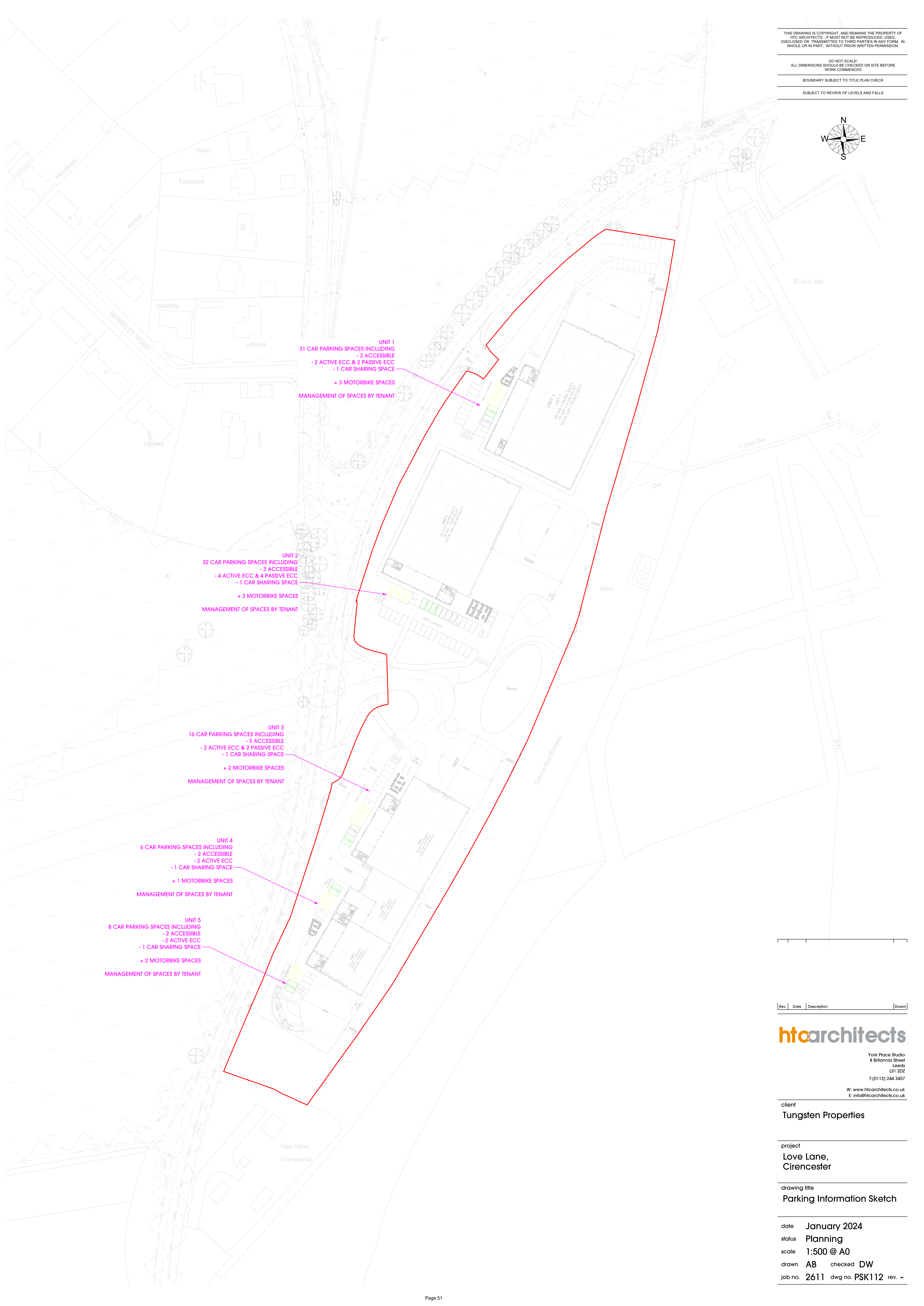
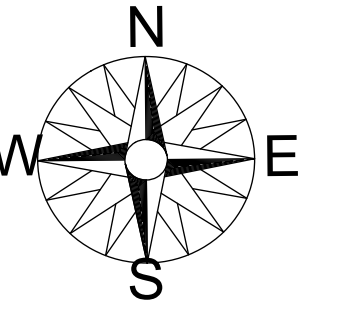
drawing title
Boundary Treatments

date **April 2022**
status **Planning**
scale **1:500 @ A0**
drawn **DE** checked **DW**
job no. **2611** dwg no. **P406** rev. **J**

BOUNDARY TREATMENTS KEY

- 1100mm HIGH TIMBER POST & RAIL FENCE
- 2.5m BLACK PALADIN STEEL FENCING WITH MANUAL ACCESS GATES TO YARD ENTRANCE. COLOUR: GREEN
- 2.4m ACOUSTIC TIMBER FENCE
- GALVANIZED HANDRAIL ARMCO BARRIER

This page is intentionally left blank



UNIT 1
31 CAR PARKING SPACES INCLUDING
- 3 ACCESSIBLE
- 2 ACTIVE ECC & 2 PASSIVE ECC
- 1 CAR SHARING SPACE

+ 3 MOTORBIKE SPACES
MANAGEMENT OF SPACES BY TENANT

UNIT 2
32 CAR PARKING SPACES INCLUDING
- 3 ACCESSIBLE
- 4 ACTIVE ECC & 4 PASSIVE ECC
- 1 CAR SHARING SPACE

+ 3 MOTORBIKE SPACES
MANAGEMENT OF SPACES BY TENANT

UNIT 3
16 CAR PARKING SPACES INCLUDING
- 3 ACCESSIBLE
- 2 ACTIVE ECC & 2 PASSIVE ECC
- 1 CAR SHARING SPACE

+ 2 MOTORBIKE SPACES
MANAGEMENT OF SPACES BY TENANT

UNIT 4
6 CAR PARKING SPACES INCLUDING
- 2 ACCESSIBLE
- 2 ACTIVE ECC
- 1 CAR SHARING SPACE

+ 1 MOTORBIKE SPACES
MANAGEMENT OF SPACES BY TENANT

UNIT 5
8 CAR PARKING SPACES INCLUDING
- 2 ACCESSIBLE
- 2 ACTIVE ECC
- 1 CAR SHARING SPACE

+ 2 MOTORBIKE SPACES
MANAGEMENT OF SPACES BY TENANT

Rev.	Date	Description	Drawn
------	------	-------------	-------

htcarchitects

York Place Studio
8 Britannia Street
Leeds
LS1 2DZ
T: (0113) 244 3457

W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

client
Tungsten Properties

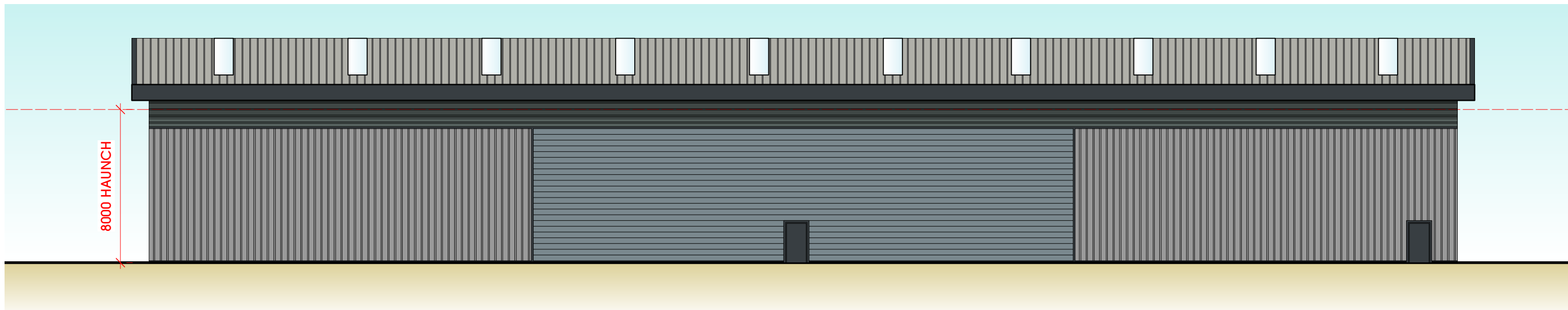
project
**Love Lane,
Cirencester**

drawing title
Parking Information Sketch

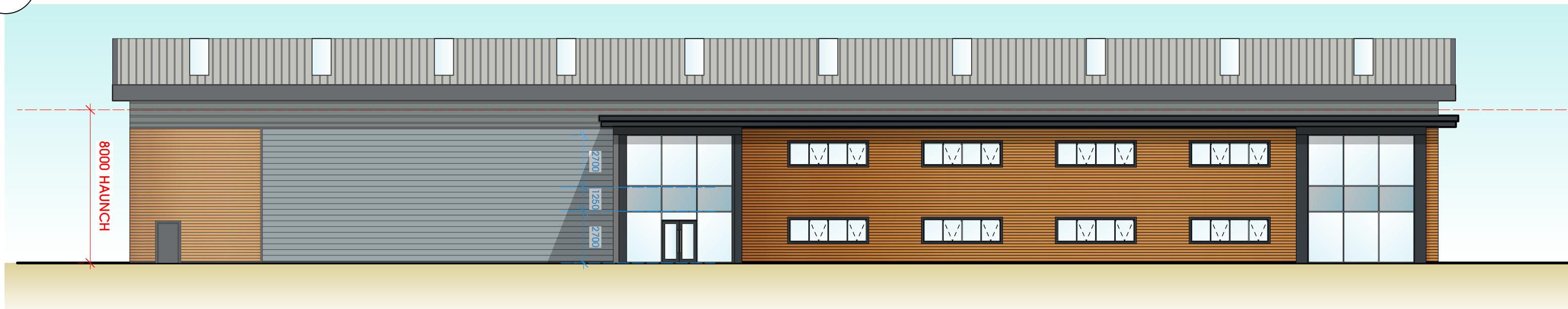
date **January 2024**
status **Planning**
scale **1:500 @ A0**
drawn **AB** checked **DW**
job no. **2611** dwg no. **PSK112** rev. -

This page is intentionally left blank

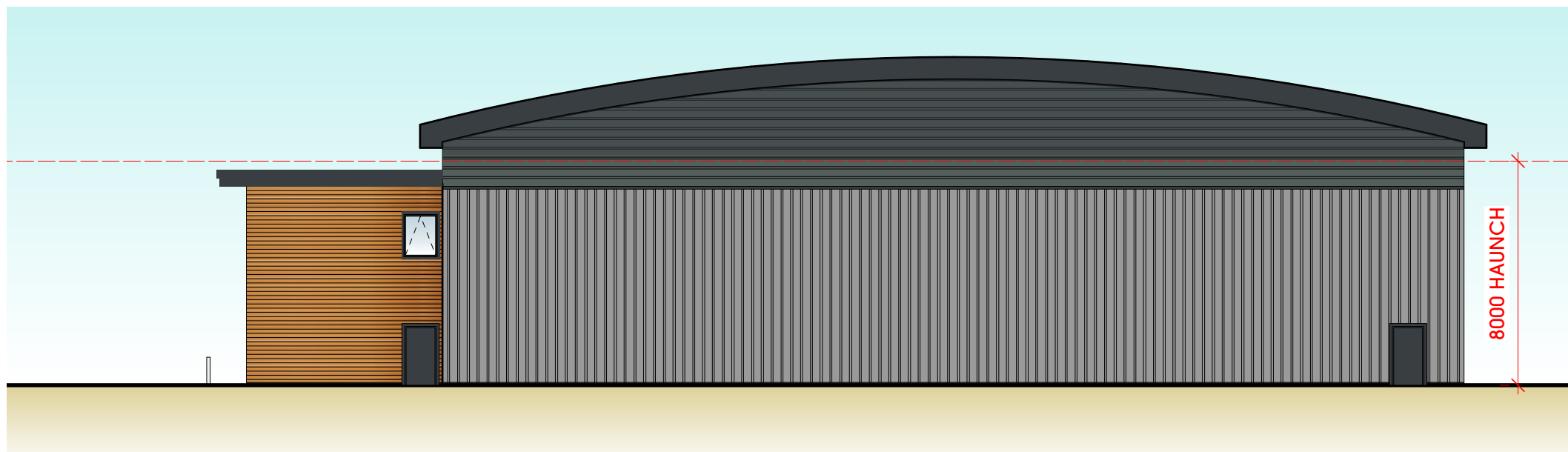
HTC



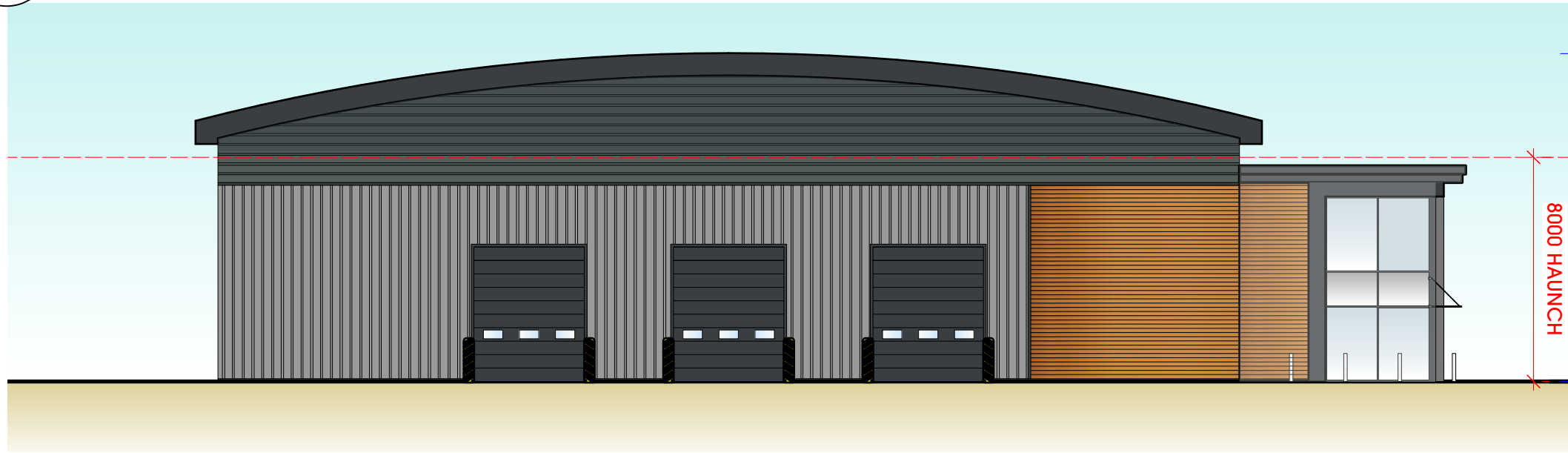
1 REAR/EAST ELEVATION
Scale: 1:200



2 FRONT/WEST ELEVATION
Scale: 1:200



3 SIDE/SOUTH ELEVATION
Scale: 1:200

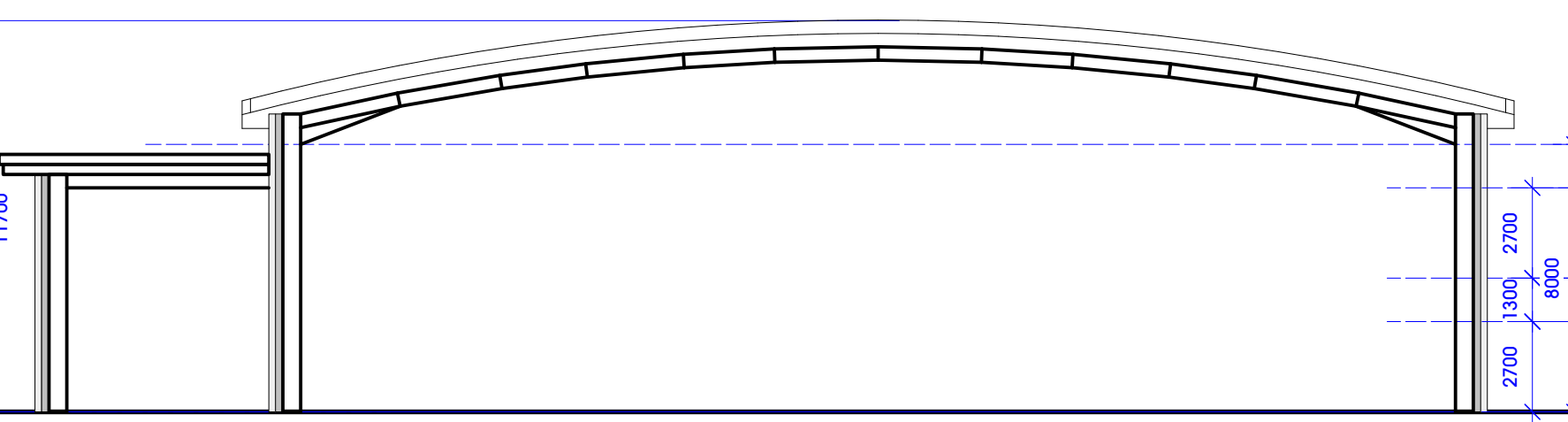


4 SIDE/NORTH ELEVATION
Scale: 1:200

MATERIALS NOTES

- ROOF**
CURVED ROOF TO BE CONSTRUCTED USING BUILT UP STEEL CLADDING. TATA TWIN THERM QUANTUM.
COLOUR - GOOSEWING GREY BS10A05
RADIUS SET TO INSIDE OF LINER SHEET AT 75m
- WALLS**
FULL HEIGHT CLADDING TO PERIMETER OF BUILDING. CLADDING ZONES TO BE EITHER:
- HORIZONTALLY INSTALLED FEATURE MICRO RIB CLADDING TO OFFICE AREA
COLOUR = ALASKA GREY RAL 7016 TO OFFICE AREA
- OAK/CEDAR COMPOSITE TIMBER CLADDING TO OFFICE AREA
- VERTICALLY INSTALLED BUILT UP CLADDING TATA TWIN THERM TO WAREHOUSE ZONES
- HORIZONTALLY INSTALLED BUILT UP CLADDING TATA TWIN THERM AT HIGH LEVEL
- SERVICE DOORS**
4m WIDE x 4.8m HIGH LEVEL ACCESS SECTIONAL DOORS.
- DOORS TO INCLUDE VISION PANELS AS INDICATED ON DRAWINGS.
COLOUR - ANTHRACITE GREY (RAL 7016)

- FIRE EXIT DOORS**
GALVANISED STEEL DOORS AND FRAMES.
COLOUR - ANTHRACITE GREY (RAL 7016)
- WINDOWS**
PC ALUMINIUM DOUBLE GLAZED UNITS WITH OPENING LIGHTS.
FRAME COLOUR - ANTHRACITE GREY (RAL 7016)
- CURTAIN WALLING/ENTRANCE DOORS**
PC ALUMINIUM CURTAIN WALLING SYSTEM WITH MANUAL ACCESS DOORS
(WIRED FOR FUTURE MECHANICAL ACCESS)
FRAME COLOUR - ANTHRACITE GREY (RAL 7016)
SPANDREL PANELS INSTALLED LOCALLY TO GLAZING INLINE WITH
OFFICE WALL SETTING OUT.
- FEATURE FLASHING**
FEATURE PC ALUMINIUM FLASHING TO CURTAIN WALLING
AREAS AS SHOWN ON ELEVATIONS.
COLOUR - ANTHRACITE GREY (RAL 7016)
- RAINWATER GOODS**
SIPHONIC DRAINAGE SYSTEM BY SPECIALIST TBC.
- FASCIA/SOFFIT/EAVES DETAILING**
POWDER COATED ALUMINIUM FASCIA, SOFFIT AND EAVES.
COLOUR - ANTHRACITE GREY (RAL 7016)
- CANOPIES**
GLAZED CANOPY TO BE INSTALLED ABOVE ENTRANCE DOORS
SPEC TBC



5 SIDE/SOUTH ELEVATION
Scale: 1:200

Rev.	Date	Description	Drawn
D	10/07/2022	Section added, elevations tidied up.	DE
C	04/05/23	Updated in line with floor plan changes	AB
B	19/05/2023	Updated grid lines and rooflights	DE
A	31/03/2023	Updated office, mirrored door, general updates	DE

htcarchitects

York Place Studio
8 Britannia Street
Leeds
LS1 2DZ
T: (0113) 244 3457

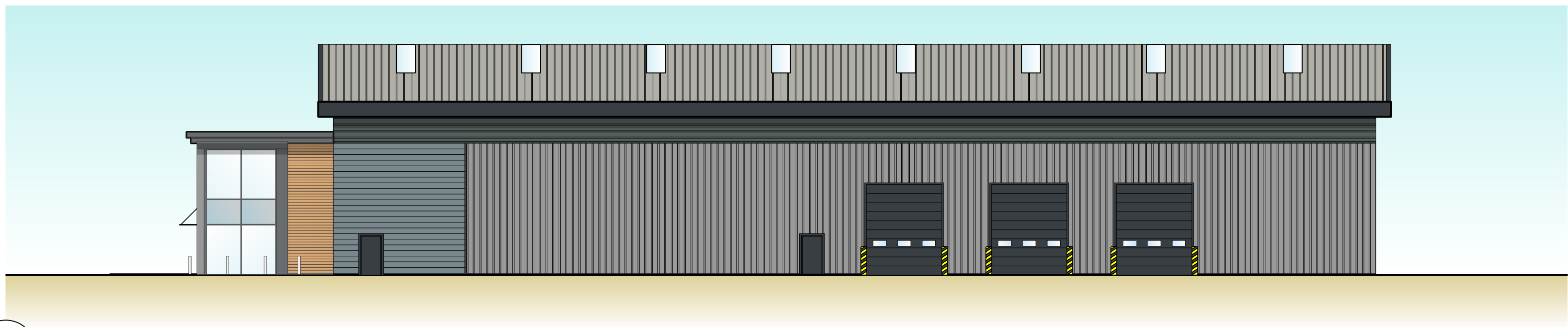
W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

client	Tungsten Properties
project	Love Lane, Cirencester
drawing title	Unit 1 Elevations

date	07/04/2022
status	Planning Issue
scale	1:200 @ A2
drawn	DE
checked	DW
job no.	2611
dwg no.	P1-200
rev.	D

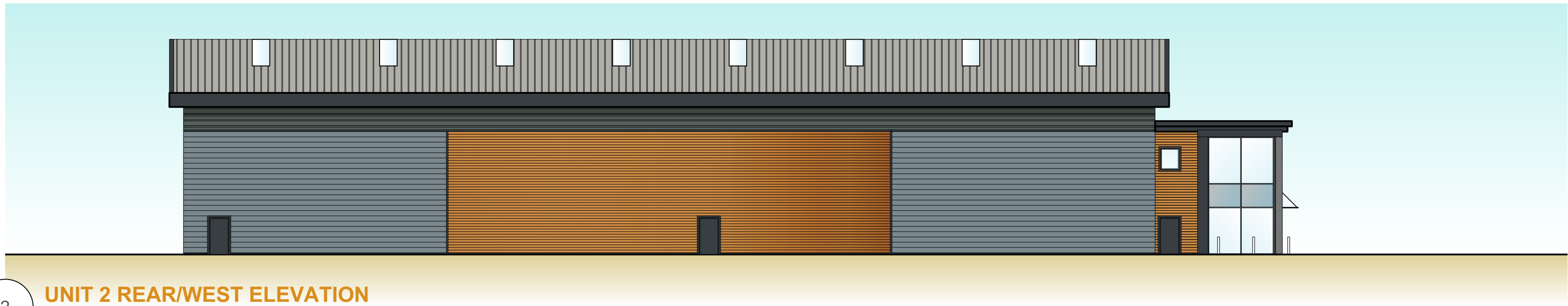
This page is intentionally left blank

UNIT 2



UNIT 2 FRONT/EAST ELEVATION

Scale: 1:200



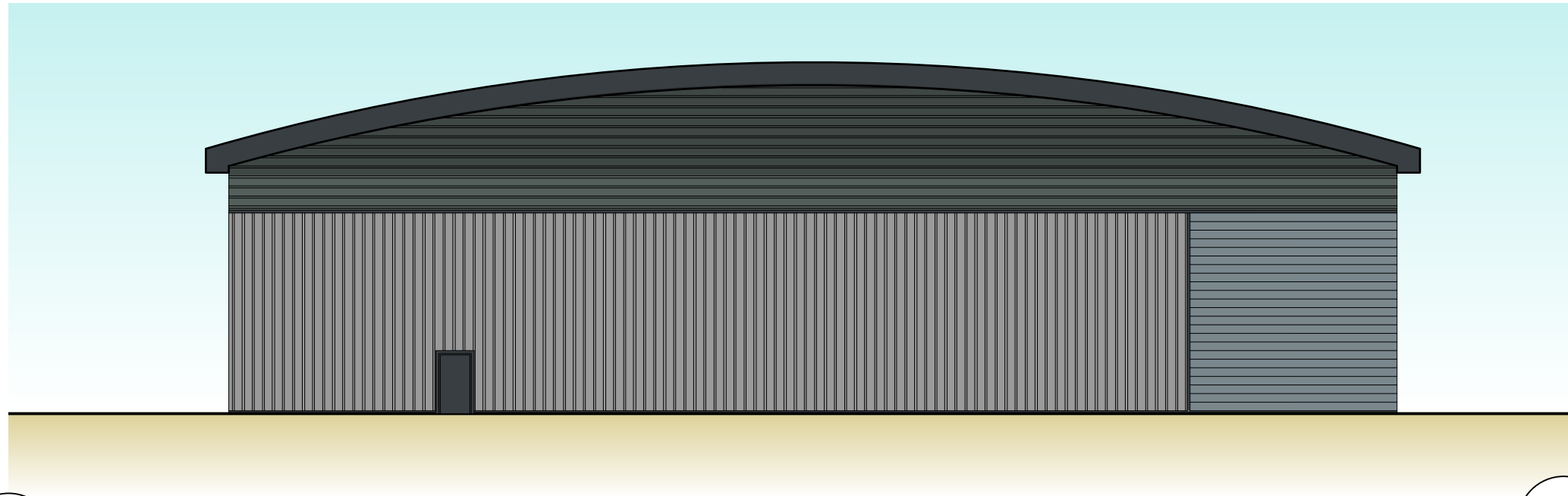
UNIT 2 REAR/WEST ELEVATION

Scale: 1:200



UNIT 2 SIDE/SOUTH ELEVATION

Scale: 1:200



UNIT 2 SIDE/NORTH ELEVATION

Scale: 1:200

MATERIALS NOTES

ROOF
CURVED ROOF TO BE CONSTRUCTED USING BUILT UP STEEL CLADDING. TATA TWIN THERM QUANTUM.
COLOUR - GOOSEWING GREY BS10A05
RADIUS SET TO INSIDE OF LINER SHEET AT 75m

WALLS
FULL HEIGHT CLADDING TO PERIMETER OF BUILDING. CLADDING ZONES TO BE EITHER:
- HORIZONTALLY INSTALLED FEATURE MICRO RIB CLADDING TO OFFICE AREA
COLOUR = ALASKA GREY RAL 7016 TO OFFICE AREA
- OAK/CEDAR COMPOSITE TIMBER CLADDING TO OFFICE AREA
- VERTICALLY INSTALLED BUILT UP CLADDING TATA TWIN THERM TO WAREHOUSE ZONES
- HORIZONTALLY INSTALLED BUILT UP CLADDING TATA TWIN THERM AT HIGH LEVEL

SERVICE DOORS
4m WIDE x 4.8m HIGH LEVEL ACCESS SECTIONAL DOORS.

DOORS TO INCLUDE VISION PANELS AS INDICATED ON DRAWINGS.
COLOUR - ANTHRACITE GREY (RAL 7016)

FIRE EXIT DOORS
GALVANISED STEEL DOORS AND FRAMES.
COLOUR - ANTHRACITE GREY (RAL 7016)

WINDOWS
PC ALUMINIUM DOUBLE GLAZED UNITS WITH OPENING LIGHTS.
FRAME COLOUR - ANTHRACITE GREY (RAL 7016)

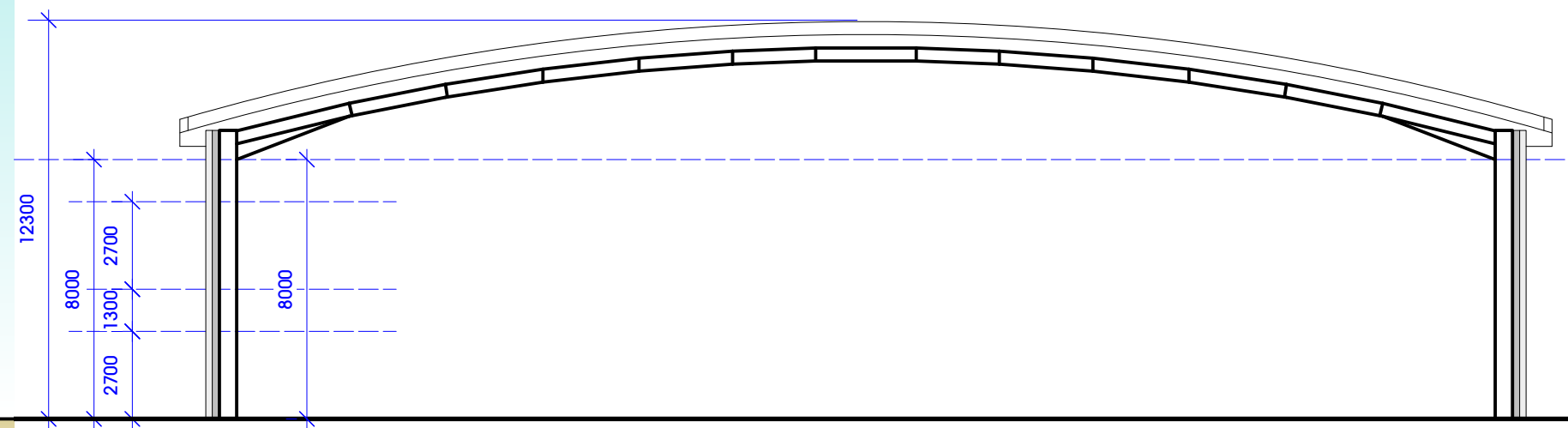
CURTAIN WALLING/ENTRANCE DOORS
PC ALUMINIUM CURTAIN WALLING SYSTEM WITH MANUAL ACCESS DOORS
(WIRED FOR FUTURE MECHANICAL ACCESS)
FRAME COLOUR - ANTHRACITE GREY (RAL 7016)
SPANDREL PANELS INSTALLED LOCALLY TO GLAZING INLINE WITH OFFICE
WALL SETTING OUT.

FEATURE FLASHING
FEATURE PC ALUMINIUM FLASHING TO CURTAIN WALLING AREAS
AS SHOWN ON ELEVATIONS.
COLOUR - ANTHRACITE GREY (RAL 7016)

RAINWATER GOODS
SIPHONIC DRAINAGE SYSTEM BY SPECIALIST TBC.

FASCIA/SOFFIT/EAVES DETAILING
POWDER COATED ALUMINIUM FASCIA, SOFFIT AND EAVES.
COLOUR - ANTHRACITE GREY (RAL 7016)

CANOPIES
GLAZED CANOPY TO BE INSTALLED ABOVE ENTRANCE DOORS
SPEC TBC



UNIT 2 SECTION

Scale: 1:200

Rev.	Date	Description	Drawn
G	10/07/2022	Section added, elevations tidied up	DE
F	25/05/23	Docks removed	AB
E	24/05/23	Minor amendment	AB
D	15/05/23	Amended in line with site plan	AB
C	22/07/2022	Window added to fire escape FF	DE

htcarchitects
York Place Studio
8 Britannia Street
Leeds
LS1 2DZ
T: (0113) 244 3457
W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

client
Tungsten Properties

project
**Love Lane,
Cirencester**

drawing title
Unit 2 Elevations

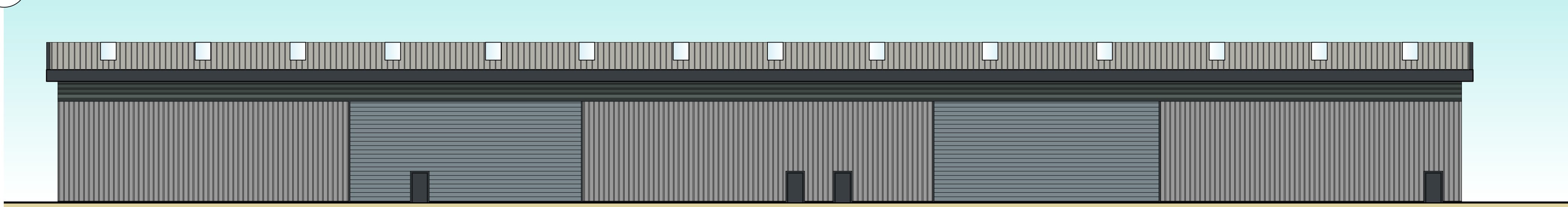
date **07/04/2022**
status **Planning Issue**
scale **1:200 @ A2**
drawn **DE** checked **DW**
job no. **2611** dwg no. **P2-200** rev. **G**

This page is intentionally left blank

UNIT 3/4/5



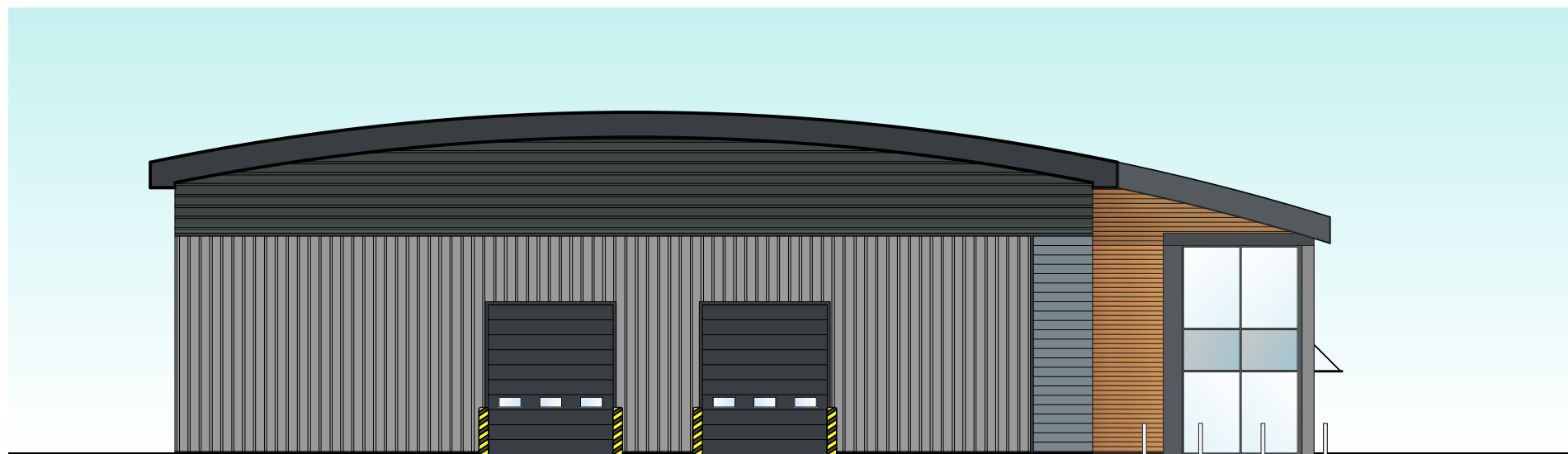
1 UNIT 3/4/5 FRONT/WEST ELEVATION
Scale: 1:200



2 UNIT 3/4/5 REAR/EAST ELEVATION
Scale: 1:200



3 UNIT 3/4/5 SIDE/SOUTH ELEVATION
Scale: 1:200



4 UNIT 3/4/5 SIDE/NORTH ELEVATION
Scale: 1:200

MATERIALS NOTES

ROOF
CURVED ROOF TO BE CONSTRUCTED USING BUILT UP STEEL CLADDING. TATA TWIN THERM QUANTUM.
COLOUR - GOOSEWING GREY BS10A05
RADIUS SET TO INSIDE OF LINER SHEET AT 75m

WALLS
FULL HEIGHT CLADDING TO PERIMETER OF BUILDING. CLADDING ZONES TO BE EITHER:
- HORIZONTALLY INSTALLED FEATURE MICRO RIB CLADDING TO OFFICE AREA
COLOUR = ALASKA GREY RAL 7016 TO OFFICE AREA
- OAK/CEDAR COMPOSITE TIMBER CLADDING TO OFFICE AREA
- VERTICALLY INSTALLED BUILT UP CLADDING TATA TWIN THERM TO WAREHOUSE ZONES
- HORIZONTALLY INSTALLED BUILT UP CLADDING TATA TWIN THERM AT HIGH LEVEL

SERVICE DOORS
4m WIDE x 4.8m HIGH LEVEL ACCESS SECTIONAL DOORS.
DOORS TO INCLUDE VISION PANELS AS INDICATED ON DRAWINGS.
COLOUR - ANTHRACITE GREY (RAL 7016)

FIRE EXIT DOORS
GALVANISED STEEL DOORS AND FRAMES.
COLOUR - ANTHRACITE GREY (RAL 7016)

WINDOWS
PC ALUMINIUM DOUBLE GLAZED UNITS WITH OPENING LIGHTS.
FRAME COLOUR - ANTHRACITE GREY (RAL 7016)

CURTAIN WALLING/ENTRANCE DOORS
PC ALUMINIUM CURTAIN WALLING SYSTEM WITH MANUAL ACCESS DOORS
(WIRED FOR FUTURE MECHANICAL ACCESS)
FRAME COLOUR - ANTHRACITE GREY (RAL 7016)
SPANDREL PANELS INSTALLED LOCALLY TO GLAZING INLINE WITH OFFICE
WALL SETTING OUT.

FEATURE FLASHING
FEATURE PC ALUMINIUM FLASHING TO CURTAIN WALLING AREAS AS SHOWN
ON ELEVATIONS.
COLOUR - ANTHRACITE GREY (RAL 7016)

RAINWATER GOODS
SIPHONIC DRAINAGE SYSTEM BY SPECIALIST TBC.

FASCIA/SOFFIT/EAVES DETAILING
POWDER COATED ALUMINIUM FASCIA, SOFFIT AND EAVES.
COLOUR - ANTHRACITE GREY (RAL 7016)

CANOPIES
GLAZED CANOPY TO BE INSTALLED ABOVE ENTRANCE DOORS
SPEC TBC

F	10/07/2023	Added section, elevations tidied up	DE
E	24/05/23	Minor amendments	AB
D	15/05/23	Amended in line with floor plans	AB
C	19/05/2023	Updated windows, grids and rooflights	DE
B	31/03/22	Door moved, General updates	AJ
Rev.	Date	Description	Drawn

htcarchitects
York Place Studio
8 Britannia Street
Leeds
LS1 2DZ
T: (0113) 244 3457
W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

client
Tungsten Properties

project
**Love Lane,
Cirencester**

drawing title
Unit 3 Elevations

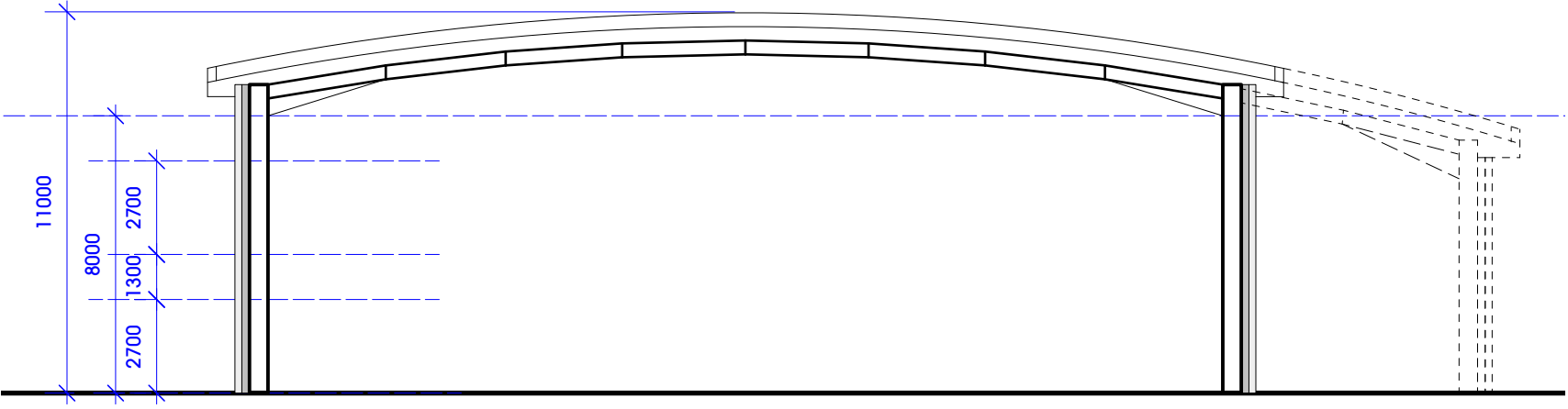
date
07/04/2022

status
Planning Issue

scale
1:200 @ A2

drawn
DE checked
DW

job no.
2611 dwg no.
P3-200 rev.
F



5 UNIT 3/4/5 SECTION
Scale: 1:200

This page is intentionally left blank

Demolition of 56 no. existing REEMA non-traditional residential units and 21 lock up garages, stopping up of existing highway and the erection of 84 no. new residential units, the retention and refurbishment of 2 existing residential units, together with associated new proposed adopted highway, access drives, open space, external works and landscaping at Land and Properties at Berkeley Close South Cerney Gloucestershire GL7 5UN

Full Application 23/02101/FUL	
Applicant:	Bromford Housing Association
Agent:	Oakley Architects Ltd
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Juliet Layton
Committee Date:	13th March 2024
RECOMMENDATION:	PERMIT SUBJECT TO THE COMPLETION OF A S.106 UNILATERAL UNDERTAKING TO CONTROL THE FUTURE OCCUPANCY OF THE DWELLINGS AS AFFORDABLE HOUSING

1. Main Issues:

- (a) Principle of Residential Development and Affordable Housing
- (b) Design and setting of Heritage Assets
- (c) Open Space
- (d) Highways and Parking
- (e) Biodiversity and North Meadow SAC
- (f) Amenities
- (g) CIL

2. Reasons for Referral:

- 2.1 The application is referred to Members for a decision as part of the application site is land within the ownership of the District Council.

3. Site Description:

- 3.1 The application site covers an area extending to approximately 2.16 hectares at Berkeley Close, South Cerney. The site is accessed from Broadway Lane to the north and south, albeit that bollards prevent through traffic travelling the length of the road. To the west of the site is the village Primary School, to the south-west the recent development at Pochard Way, in addition to other residential development to the north along Berkeley Close, to the east (Broadway Lane), and to the south/ south-east (Winchcombe Gardens / The Leaze / Beverstone Road).
- 3.2 A total of 56 dwellings within the application site boundary are to be demolished, being a mixture of bungalows, two-storey semi-detached and terraced properties, and two three-storey apartments buildings.

3.3 South Cerney is a Principal Settlement designated within the Local Plan, and the site is not subject to any landscape designation. The boundary to the South Cerney Conservation Area runs along the northern side of Berkeley Close.

3.4 The application site lies within Flood Zone 1 which is the zone with the lowest risk of flooding according to the Environment Agency. It is also within the Outer Zone of Influence for the North Meadow Special Area of Conservation (SAC).

4. Planning History:

4.1 There is a lengthy planning history relating to individual properties at Berkeley Close, however the original planning permissions for the development are below:

4.2 CT.2443: Outline Application. Erection of council houses. Mains services. Vehicular access. Granted 29.03.1961

4.3 CT.2443/A: Layout of Residential Estate including the construction of estate roads and erection of 7 pairs of semi-detached old peoples bungalows, 5 pairs of semi-detached dwelling houses, 8 blocks of 4 terraced dwellinghouses, 3 blocks of 3 storey flats (6 units) and 39 lock-up garages. Granted 30.08.1962

4.4 CT.2443/B: Erection of 2 blocks of 3 storey flats. (In substitution for 6 N.A. dwelling houses). Granted 09.01.1963

5. Planning Policies:

- TNPPF The National Planning Policy Framework
- DSI Development Strategy
- DS2 Dev within Development Boundaries
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN7 Trees, Hedgerows & Woodlands
- EN8 Bio & Geo: Features Habitats & Species
- EN9 Bio & Geo: Designated Sites
- EN10 HE: Designated Heritage Assets
- EN11 HE: DHA - Conservation Areas
- EN14 Managing Flood Risk
- EN15 Pollution & Contaminated Land
- INF3 Sustainable Transport
- INF4 Highway Safety
- INF5 Parking Provision
- INF7 Green Infrastructure
- INF10 Renewable & Low Carbon Energy Develop't

6. Observations of Consultees:

6.1 Strategic Housing: Fully supports the application

- 6.2 Conservation Officer: No objection subject to conditions
- 6.3 Biodiversity Officer: No objection subject to conditions
- 6.4 Newt Officer: No objection subject to conditions
- 6.5 Highway Authority: No objections subject to conditions
- 6.6 County Archaeologist: No objection
- 6.7 Lead Local Flood Authority: No objection
- 6.8 Thames Water: No objection
- 6.9 GCC Minerals and Waste: No objection

7. View of Town/Parish Council:

- 7.1 South Cerney Parish Council objects to this application on the following grounds:

- 7.1.1 The Parish Council was profoundly disappointed that the applicant had failed to address any of the concerns raised by the Parish Council, both at the consultation event and via correspondence afterwards.

- 7.1.2. The "STATEMENT OF COMMUNITY INVOLVEMENT AND RESIDENT CONSULTATION" states:

"Bromford have also undertaken a community consultation drop in event between 12noon and 8pm on 25th April 2023 at the Scout Hut on Berkeley Close. The purpose was to inform local residents about the redevelopment and regeneration proposals for the site, prior to the submission of the planning application. The event was well attended by Bromford's customers, residents who live adjacent to the development, other local residents in the vicinity including parents of the children that attend the adjacent school, several of the parish councillors and the district councillor."

This statement is incorrect as residents of adjacent properties in Broadway Lane were not invited to the drop in event.

- 7.1.3 The proposed provision of a play area is fundamentally inadequate and does not compensate for the loss of the current large, central, open green space. To suggest that there are adequate play facilities nearby is disingenuous as access to the play facilities at Upper Up is via a public footpath barely 12" wide (totally unsuitable for children's buggies, and also some adults) and crossing a busy village access road without a safe pavement, so are not safely accessible from Berkeley Close, and those facilities in the Wainhomes development are inadequate for anyone other than their residents.

- 7.1.4 The proposal to build on the current parent/bus drop off area is ridiculous to say the least.

- 7.1.5 The current gravel overflow car park adjacent to the school belongs to the county council, not to the school, and there is no guarantee as to its future availability for the use of the school. It is also wholly unsuitable for the use of buses.
- 7.1.6 Building in this area will not only reduce the current school drop-off area thereby creating more congestion and danger in the vicinity of the school, but will also lead to more on-street parking outside the new dwellings and increase congestion and danger even further.
- 7.1.7 When South Cerney Primary School relocated as Ann Edwards School to its current site in 1970, the garages on the drop-off site were moved by the then owners (Cirencester Rural District Council) to their current location between the bungalows and the new school so that this area could be used as a safe drop-off/collection point for school buses and parents' cars. To propose building on this area again displays some ignorance of this area's original intended purpose, and to suggest that there is already sufficient drop-off parking space further shows that Bromford does not understand the situation on the ground.
- 7.1.8 The Parish Council had offered to meet with Bromford onsite and show them the potential issues, but had no response.
- 7.1.9 The Committee was also disappointed that the great potential of a district heating system had not been considered, and this would contravene Cotswold District Council's aspirations.
- 7.1.10 The Committee also agreed that there should be no abstraction of ground water permitted, following the recent ongoing major issues experienced with a neighbouring development.

8. Other Representations:

8.1 4 objections have been received, making the following comments:

- loss of open green space / play area
- no further ground water abstraction
- loss of drop off area to school
- bollards preventing access along the road should be removed

9. Applicant's Supporting Information:

- Planning Statement
- Design and Access Statement
- Affordable Housing Statement
- Arboricultural Impact Assessment
- Biodiversity Self-Assessment Form
- Preliminary Ecological Appraisal
- Contamination Report

- Energy and Sustainability Statement
- Flood Risk Assessment and Drainage Strategy
- Energy Survey
- Open Space Assessment
- Site Waste Management Plan
- Minerals Statement
- Transport Statement
- Travel Plan
- Proposed plans

10. Officer's Assessment:

Introduction

- 10.1 The application is for the erection of 84 dwellings to replace 56 existing dwellings and 21 lock-up garages at Berkeley Close, South Cerney. Those dwellings to be demolished comprise a mix of bungalows, two-storey properties and three-storey apartment buildings.
- 10.2 The new dwellings would comprise the following:
- 6 x 1-bed flat
 - 7 x 1-bed bungalow
 - 8 x 1-bed house

 - 4 x 2-bed bungalow
 - 29 x 2-bed house

 - 28 x 3-bed house

 - 2 x 4-bed house
- 10.3 The site area extends to approximately 2.16 hectares. The layout also includes an informal play area (319 sq. metres) and a toddler play area (178.9 sq. metres), whilst 6 original dwellings are shown to be retained and are not part of the application.

(a) Principle of Residential Development and Affordable Housing

- 10.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of an application would therefore be the current development plan for the District which is the Cotswold District Local Plan 2011-2031.
- 10.5 The NPPF has at its heart a 'presumption in favour of sustainable development'. It states that there are three overarching objectives to achieving sustainable development: economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.

- 10.6 The site is within the Development Boundary defined for South Cerney within the CDLP, as included within Policy S8 and Inset Map 7 of the Local Plan, where Policy DS2 (Development Within Development Boundaries) states that 'Within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle'.
- 10.7 Policy H1 of the Local Plan requires the housing mix and tenure of development to provide a suitable range of housing in terms of size, type and tenure to reflect local housing need in both the market and affordable housing sectors. Development proposals must also comply with the Nationally Described Space Standard.
- 10.8 Policy H2 includes policy for the provision of affordable housing, with up to 30% of new dwellings gross upon brownfield sites and 40% new dwellings gross on all other sites being provided for this purpose. In addition, the type, size and mix, including the tenure split, of affordable housing will be expected to address the identified and prioritised housing needs of the District.
- 10.9 Considering that the site is surrounded by development which is primarily residential in use, in addition to the Primary School to the west, and that it is within easy walking distance of the facilities in the village, including shops, public houses, village hall and bus stops, then it is considered that this would be a sustainable location for residential development to occur.
- 10.10 The proposed dwellings would be entirely for the provision of affordable housing. Of the affordable housing to be delivered 25 of the units are to be secured by a Unilateral Undertaking (8 Social Rented and 17 Shared Ownership), the remaining 59 properties are intended to be provided as affordable housing including 11 properties for social rent, and 48 for Shared Ownership but not secured as affordable housing in planning terms. Occupation of the dwellings would be in accordance with a proposed Local Lettings Plan, with existing/returning residents having first option, before people with a local connection to South Cerney (i.e. those living, working or with a family connection to the village having second priority. The third level of priority is for those with a local connection to neighbouring parishes, i.e. Siddington, Somerford Keynes, Preston and Driffild.
- 10.11 The Strategic Housing Officer has reviewed the Affordable Housing Statement provided and is satisfied with the content and that this accords with Policy H2. The scheme is also considered to provide a reasonable mix of house sizes in accordance with Local Plan Policy H1.
- 10.12 The occupation of the properties is proposed to be secured by way of a S.106 Unilateral Undertaking which will be completed prior to any decision being issued.

(b) Design and Impact upon Landscape and Heritage Assets

- 10.13 The site the subject of this application lies on the south western side of the village of South Cerney and comprises of existing housing dating from the mid-late C20. The northern edge of the site sits adjacent to the South Cerney Conservation Area boundary. Therefore, the latter should be taken into account in terms of the impact of the proposals upon the setting of the nearby heritage asset in line with paragraph

201 of the NPPF. There are no listed buildings near to the site, the closest being on High Street to the north and screened from the application site by existing development.

10.14 None of the buildings at the site dates from before 1950 and none of the existing buildings at the site are considered to be non-designated heritage assets.

10.15 Section 16 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 205 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 206 states that harm to, or loss of its significance (from its alteration or destruction or from development within its setting), should require clear and convincing justification. Paragraph 208 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

10.16 Section 12 of the NPPF requires good design. Paragraph 135 states that policies and decisions should ensure that developments:

- function well and add to the overall quality of an area;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting;

10.17 Local Plan Policy EN10 - Designated Heritage Assets advises that:

- In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.
- Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm.

10.18 Policy EN11 - Designated Heritage Assets - Conservation Areas states that:

'Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;
- b. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;
- c. will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or

appearance, and/or allow important views into or out of the Conservation Area;

d. have regard to the relevant Conservation Area Appraisal.'

10.19 Policy EN2 - Design of the Built and Natural Environment states that:

'Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.'

10.20 With regard to the Cotswold Design Code, Appendix D to the Local Plan:

D.14 - In designing new development, close attention to the site and its setting should work at all levels, from the overall principle, density and grain, to the scale, form, roofscapes, elevations and detailed features of the buildings, and then to the landscaping surrounding them.

D.16 - New buildings should be carefully proportioned and relate to the human scale, and to their landscape or townscape context.

D.17 - New buildings should generally not dominate their surroundings, but should complement the existing structures or landscape, and sit comfortably within their setting.

D.25 Some key qualities of the Cotswold Vernacular are:

- The use of limestone for walling. Roughcast render is also used, more often in the southern parts of the District.
- A general simplicity of form and design is typical.
- Restricted gable widths, resulting in narrow plan depths to many buildings.
- Steep roof pitches
- Window openings well-spaced and fairly small, with sizeable areas of wall in between.
- Garden areas enclosed by boundary treatments, most typically dry stone walling.

10.21 The proposed density is generally considered to be acceptable. In terms of layout, the proposed buildings generally follow the pattern of development in the area. In some cases there will be an improvement to the existing layout with buildings directly addressing the street - for example the northern edge of Berkeley Close, which sits opposite the boundary of the conservation area, where the removal of the existing lay-by and rear/garden fronting dwellings will be replaced with pairs of dwellings fronting the street.

10.22 Although existing areas of green open space are being reduced in size to accommodate additional residential units, some retention and provision of open space has been proposed. To the south of the site the retention of part of the existing green space, is welcomed. To the north of the site, a small area of green space is proposed as a toddler play area.

10.23 The general scale of buildings proposed which ranges from 1- 2 storeys is acceptable and appropriate in this context. The house types suggested are of a height, which

successfully reflects the existing scale of domestic buildings within the village. The elevations of the buildings are composed and features are designed and proportioned in a style, which although contemporary are not out of keeping with the prevalent vernacular style.

- 10.24 Generally the house types proposed are considered to be acceptable and in keeping with the prevailing character of the village. The new dwellings generally reflect the form and proportion of traditional buildings.
- 10.25 The 1 bed bungalows and 1 bed flat units are more uncharacteristic of the character of the area, in particular the wide gables of these units. However bearing in mind the existing dwellings at the site and the overall improvements proposed in terms of form and materials, no objections are raised to these designs.
- 10.26 Reconstructed stone is proposed for the walling of the majority of the proposed buildings, replacing the out of keeping smooth cream render of the existing buildings. This will result in a visual enhancement to this part of the village and is welcomed. Render is indicated within some of the units, which is considered acceptable. The design has been amended to increase the extent of the render on some units in response to Officer's concerns, with this to be a traditional roughcast render.
- 10.27 The proposed roofing tiles are indicated as slate grey concrete tiles which, on balance, is considered acceptable. The use of the Logik S Flush Sash Window and the grey finished proposed are considered acceptable, with the UPVC casements proposed should also be flush fitted.
- 10.28 With regard to boundary features, the scheme has also been amended to incorporate some additional boundary treatments (railings) into the design in the area closest to the historic core of the village, which is welcomed. In addition, the extension of the 900mm stone walls to plots 12-28 and 33-45 creating a more coherent end to the walls on the Berkeley Close frontage is proposed, which is also welcomed. This element of the scheme is now considered to be acceptable.
- 10.29 Considering the character and appearance of the existing properties, it is considered that the proposed redevelopment of the site, whilst at a greater density, would lead to less than substantial harm to the significance of this designated heritage asset. When weighing this harm against the public benefits of the proposal, i.e. the provision of affordable housing, it is considered that the requirement of paragraph 208 of the NPPF are addressed.
- 10.30 Therefore, the revisions to the design and materials proposed are considered to be acceptable, such that the proposal accords with Policies EN2 and EN11 of the Local Plan.

(c) Open Space

- 10.31 The existing development has an area of informal open space located to the western side of Berkeley Close, and the loss of this area has been referred to by both the Parish Council and objectors. This has an area of approximately 1750 sq. metres and,

as stated above, would be replaced by two areas comprising an informal play area and toddler's play area, that would have a combined area of just under 500 sq. metres.

- 10.32 The application has been supported by an Open Space Assessment, (OSA), which references the NPPF, Local Plan Policy, the Council's Open Space and Play Space Strategy and draft Green Infrastructure Strategy, as well as the South Cerney Neighbourhood Character Assessment Report which identifies this area as one of three important green spaces in the Newer Cerney area. The OSA comments that the current open space has a linear arrangement alongside Berkeley Close, and is considered to have too little depth to make it suitable for activities such as ball games, with users would be at risk of balls running into the road into the path of vehicles.
- 10.33 In addition, it is highlighted that the area has an absence of benches, waste bins or other street furniture that further limits the utility of the space, and concludes that the space is considered to be of low quality as a space for informal play.
- 10.34 Whilst the comments made by the Parish Council and objectors are noted, considering the provision that will be afforded within the new layout, coupled with the wider social benefits of providing additional affordable housing, it is considered that the replacement open space provision is acceptable.

(d) Highways and Parking

- 10.35 Section 9 of the NPPF advocates sustainable transport, including safe and suitable accesses to all sites for all people. However, it also makes it clear that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network are severe.
- 10.36 Local Plan Policy INF3 (Sustainable Transport) supports development that actively supports travel choices with priority to walking and cycling and access provided to public transport. Links with green infrastructure, PROWs and wider cycle networks should be provided. Development that would have a detrimental effect on the amenity of existing infrastructure will not be permitted.
- 10.37 Local Plan Policy INF4 (Highway Safety) supports development that is well integrated with the existing transport network and beyond the application site, avoiding severance resulting from mitigation and severe impact upon the highway network. Developments that create safe and secure layouts and access will be permitted.
- 10.38 Local Plan Policy INF5 (Parking Provision) seeks to ensure sufficient parking provision to manage the local road network.
- 10.39 The County Council has commented that the manual for streets recommends that walkable neighbourhoods are those which have a range of services and facilities within 10 minutes (approximately 800 metres) walking distances. However, this is not an upper limit and industry practice considers that 2km is a maximum walking distance door to door. Cycling also has the potential to substitute for short car trips, further facilitating sustainable travel, with the National Travel Survey 2019 (Table NTS0306) noting that the average cycle trip is approximately 3.5 miles (5.6km).

- 10.40 The development site is located within easy walking and cycling distances to several services and amenities such as bus stops with regular commutable services to Cirencester, Swindon and Cerney Wick. Paragraph 105 of the NPPF is clear that "(...) opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making."
- 10.41 Local amenities include primary school, convenience stores, pharmacy, and community centre. It is the view of the Highway Authority that the site is located within a sustainable location with a reasonable range of services, facilities, and public transport links to support future occupiers.
- 10.42 Vehicular access is to be achieved via the Berkeley Close junction, 120m west of Broadway Lane / Berkeley Close junction, whilst a number of residential units are to be accessed from the Broadway Lane / The Leaze junction and directly from the Berkeley Close northern section. The latter presently serves some 18 units which are proposed to be demolished and 14 new units be built, and as such, it is not anticipated that the junction will be intensified.
- 10.43 An Automated Traffic Count (ATC) survey was undertaken along the northerly section of Berkeley Close to determine the average and 85th percentile speeds in each direction along the carriageway. The outputs of the survey identified that the 85th percentile speeds north-eastbound were 22.7mph whilst the south-westbound speeds were recorded as 23.9mph, for which Manual for Streets 2 calculations have been used to determine the necessary visibility splays. The resulting visibility splays comprise of 29.1m to the south-west and 31.6m to the north-east, measured from a point 2.4m setback from the carriageway edge along the centre of the junction.
- 10.44 Pedestrian access to the site is to be achieved from the footways adjacent to Berkeley Close, that connect with the footways adjacent to Broadway Lane and The Leaze, which form part of a network of footways within South Cerney. The Highway Authority has concerns in respect to the lack of a pedestrian crossing along Broadway Lane near the junction with High Street when accessing the nearby bus stops and further amenities to the west along that road, and to that effect a suitably worded condition is recommended.
- 10.45 The internal layout of the development accords with the requirements set out in Manual for Gloucestershire Streets. Vehicular parking is proposed with a total of 150 parking spaces, which exceeds the otherwise minimum parking standards 114 spaces for a development of this scale, however this is not perceived to materially impact the manner in which the development will operate.
- 10.46 The TRICS database has been used to determine the number of vehicle trips estimated to be associated with the proposed residential dwellings. The outputs of the assessment indicate that the proposed development is expected to generate 38 and 36 vehicular trips during the AM and PM network peak periods, respectively, which corresponds to a net increase of 13 and 12 two-way trips in the AM and PM peak times, respectively, when compared against the existing 56 residential units.

10.47 Paragraph 111 of the NPPF is clear that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." It is the view of the Highway Authority that the development proposal is not perceived to result in a severe impact on the operation and safety of the local road network.

10.48 The proposal, therefore, accords with Policies INF4 and INF5 of the Local Plan and Section 9 of the NPPF.

(e) Biodiversity and North Meadow SAC

10.49 The submitted bat surveys have confirmed the presence of day roosts by a low number of brown long-eared, soprano and common pipistrelle bats within buildings B1, B4, B8, B13, B14 and B17-B19. These buildings will be demolished to facilitate the erection of 84 new dwellings, therefore a licence will need to be obtained from Natural England to enable works to proceed lawfully. In order for a licence to be agreed, a suitable mitigation scheme is required to ensure that suitable compensatory roosts are available post development.

10.50 A licence can only be agreed if the proposed development is able to meet the three tests:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 55(2)(e))

2. there must be 'no satisfactory alternative' (Regulation 55(9)(a)); and

3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 55(9)(b)).

10.51 The proposed mitigation and compensation strategy outlined in Appendix G of the submitted further surveys report and site plan drawing 201732 10N are considered likely to provide adequate compensatory measures that will successfully maintain the population of the species concerned at a favourable conservation status in their natural range and as such, would meet Reg 55(9)(b) of the Habitats Regulations.

10.52 It is considered that this derogation test can be met by this application so long as the actions conditioned are implemented in full.

10.53 Case law indicates that the process of consideration of the 3 derogation tests should be clearly documented by the Local Planning Authority. Should the application accord with Local Planning Policy all 3 derogation tests have been adequately assessed in accordance with Natural England guidance.

10.54 With regard to great crested newts, eDNA analysis of pond P1 (approximately 150m east) returned a positive great crested newt result. It is noted that the Newt Officer has confirmed the proposed development can be covered by the Council's district

licence and the applicant has paid all outstanding fees and has been issued with a NatureSpace Report.

- 10.55 The submitted preliminary ecological appraisal has also confirmed habitats on-site, including amenity grassland, defunct hedgerows and tall ruderals provide limited opportunities for protected species. However, it was noted nesting birds, commuting terrestrial mammals and common reptile species could be present or enter the proposed development during the construction site. Appendix F of the submitted further surveys report outlines precautionary mitigation which will need to be adhered to throughout the construction phase.
- 10.56 Ecological surveys undertaken in 2022 identified Himalayan knotweed within the residential garden and land adjoining BI. An invasive species removal method statement is recommended to ensure this species is effectively removed from the site in line with current guidance.
- 10.57 Subject to the conditions recommended, the proposal is considered to accord with Policy EN8 of the Local Plan, in addition to Section 15 of the NPPF.
- 10.58 The site is also within the Outer Zone of the North Meadow Special Area of Conservation (SAC). The payment required would be made in respect of the 28 additional units proposed, with the remaining screened out owing to their being in replacement for the existing dwellings.
- 10.59 The applicant has paid the contribution, by way of a S.I.I.I Agreement. Natural England have, therefore, responded to confirm that there is no objection to the proposal.

(f) Amenity

- 10.60 The Cotswold Design Code states that to ensure adequate privacy, the minimum distance between facing windows of buildings of two storeys should be no less than 22m. The design code refers to facing windows as "...those which can readily be seen into from within principal rooms in another property, including windows at an angle to one another, but excluding windows on front elevations".
- 10.61 In addition, it is stated that 'To ensure adequate garden space, the size of a private garden should relate to the size and nature of the property. A large detached family house should have a substantial garden, capable of providing enough space for different family activities to take place at the same time,(e.g. sitting-out area for adults, children's play space, clothes drying area). An elderly person's bungalow requires a smaller, easily managed private area for quiet sitting-out.'
- 10.62 The distance separation quoted above is met both internally within the site and to neighbouring dwellings.
- 10.63 The floorspace of each of the proposed dwellings meets minimum floorspace standards as required by Local Plan Policy H1.
- 10.64 The level of garden/amenity space proposed for each dwelling is considered to be acceptable for the size of dwellings being proposed in accordance with guidance in the

Cotswold Design Code. The proposal, therefore, is considered to be acceptable having regard to Policy EN2 and the Cotswold Design Code, in addition to paragraph 127(f) of the NPPF.

(g) CIL

10.65 This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

10.66 As this development is providing affordable housing, the applicant may apply for an exemption for those dwellings.

11. Conclusion:

11.1 The redevelopment of the site is welcomed. The provision of upgraded affordable housing that is more fit-for-purpose is beneficial to the Council's housing strategy. The tenure of the units would be ensured through a S106 Legal Agreement (Unilateral Undertaking).

11.2 The proposed development would not result in harm to the character and appearance of the area, to biodiversity nor would it have a detrimental effect upon highway safety. The development is considered to accord with the National Planning Policy Framework and the aforementioned Local Plan Policies.

11.3 The recommendation is for planning permission to be granted subject to the completion of the above mentioned S.106 Unilateral Undertaking.

12. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing numbers: 0100-P03; 0101-P03; 0200-P03; 0201-P03; 0500-P01; 10N; 17; 25; 27A; 50B; 51B; 52B; 53B; 54C; 55B; 56B; 57B; 58B; 59B; 60C; 61C; 62B; 63B; 64C; 65C; 70A; 71A; 72A; 73A; 74A; 75A; 76A; 77A; 78; 79A; ADL382-B 1 of 3; ADL382-B 2 of 3 and ADL3820B 3 of 3.

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

3. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. The roofslopes of the development hereby permitted shall be covered with Flat Concrete Interlocking Tile - Colour State Grey and shall be permanently retained as such thereafter.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2 the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

5. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

6. Prior to the construction of any external wall of the development hereby approved, a sample panel of render of at least one metre square in size showing its proposed texture and colour shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

7. New render shall be of a roughcast type and be of a mix containing sharp sand, stone dust, pea shingle and lime unless an alternative mix is agreed in writing by the Local Planning Authority. The render shall finish flush with all stone dressings and shall not be belled outwards over the heads of doors, windows or any other opening.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

8. Prior to installation/inserted/constructed, design and details of external doors, including their finish, reveals, porch canopies, eaves and verge details, head and cill treatments, railings shall be submitted to and approved in writing by the Local Planning Authority. The use of 'Logic S Flush Casement uPVC Window' in Light Grey (Agate Grey) is acceptable for use upon the development.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

9. The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN4.

10. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

11. The development shall be completed in accordance with the submitted 'Energy and Sustainability Strategy - Revision A' dated June 2023. The approved measures shall be installed in the development fully in accordance with the approved details prior to the occupation of the dwelling hereby permitted.

Reason: In order to ensure the creation of an energy efficient development that addresses the impact of climate change.

12. The development shall be completed in accordance with the recommendations contained within Appendix F and G of the consultancy report (Further Ecological Survey Work, Abricon Ltd., dated 19th June 2023) and Site Plan drawing (201732 10N). All of the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently retained.

Reason: To ensure biodiversity is protected and enhanced in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), the Protection of Badgers Act 1992, Circular 06/2005, paragraphs 174, 179 and 180 the National Planning Policy Framework, Policy EN8 of the Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

13. Prior to the installation of external lighting for the development hereby approved, a lighting design strategy shall be submitted to and approved in writing by the Local Planning Authority. The details shall show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that areas to be lit will not disturb or prevent nocturnal species using their habitats. All external lighting shall be installed only in accordance with the specifications and locations set out in the strategy.

Reason: To protect nocturnal wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EN8 of the Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

14. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-ORI12, or a 'Further Licence') and with the proposals detailed on plan "Berkley Close: Impact plan for great crested newt District Licensing (Version 1)", dated 6th September 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-ORI12, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

15. No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence WML-ORI12 (or a 'Further Licence') and in addition in compliance with the following:

- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-ORI12, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

16. Prior to the commencement of Phase 2 of the development, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Himalayan knotweed from the site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason: To remediate land and enhance biodiversity in accordance with paragraphs 174(f) of the National Planning Policy Framework.

17. The Development hereby approved shall not be occupied until the access, parking and turning facilities that that individual building to the nearest public highway has been provided as shown on drawing 10N.

Reason: To ensure conformity with submitted details.

18. Prior to commencement of the development hereby permitted, other than tree and hedge clearance works, details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Advisory routes for construction traffic;
- Any temporary access to the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Highway Condition survey;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

19. The development hereby permitted shall not be first occupied until the development has been fitted with electric vehicle charging points in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and Manual for Gloucestershire Streets. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging points shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable travel and healthy communities in accordance with Policy INF3 of the Cotswold District Local Plan.

20. The Development hereby approved shall not commence, except demolition and site clearance works, until drawings of highway improvements works comprising the provision of a tactile pedestrian crossing near junction of Broadway Lane with High Street have been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until those works have been constructed in accordance with the approved details and the works shall be retained thereafter.

Reason: To ensure the safe and free flow of traffic onto the highway.

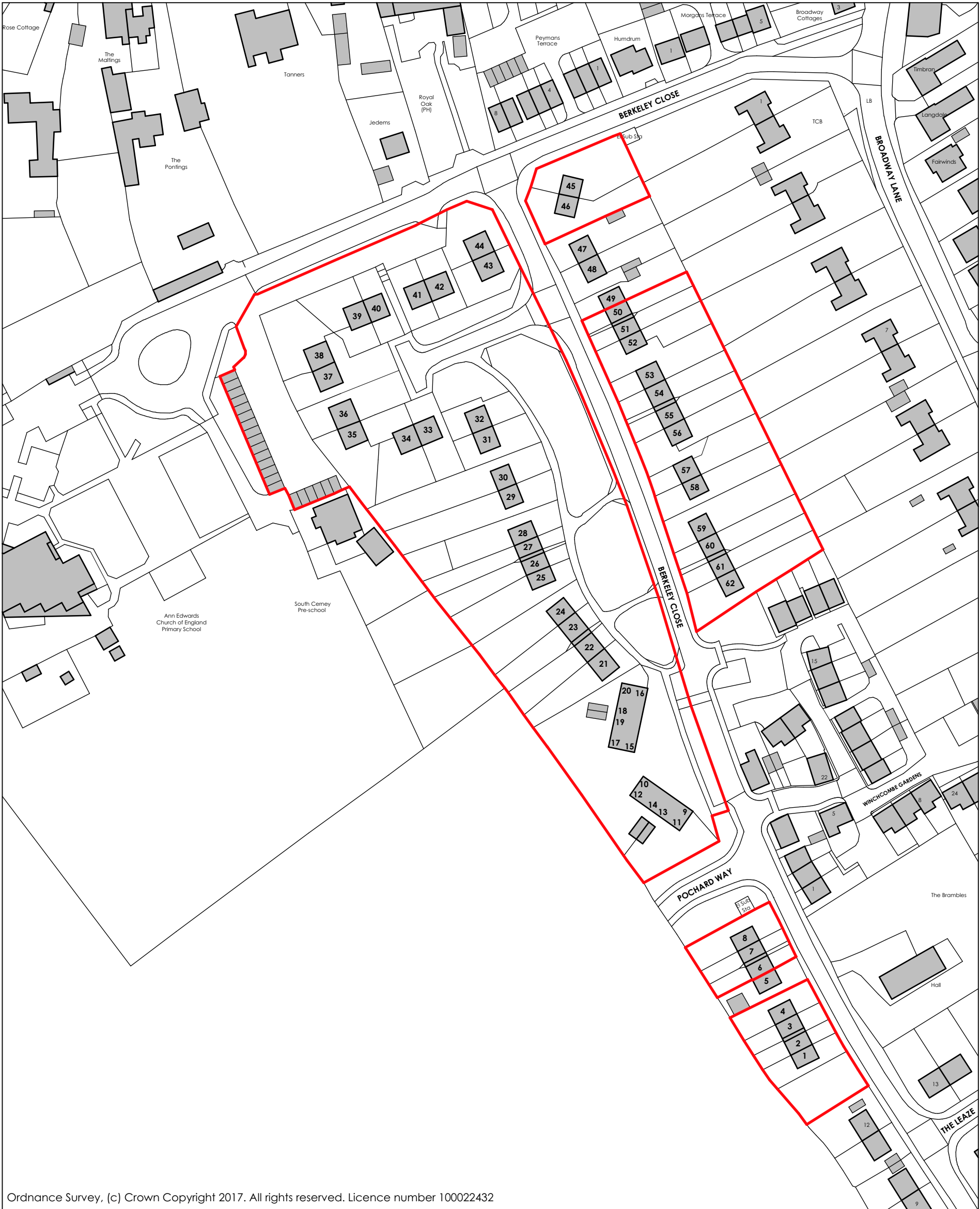
Informatives:

1. Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person

who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL

2. It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.
3. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.
4. It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).
5. This permission is subject to, and must be read in conjunction with, a legal agreement under Section 106 of the Town and Country Planning Act (1990) as amended.

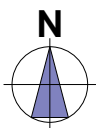
This page is intentionally left blank



Ordnance Survey, (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

SITE LOCATION PLAN

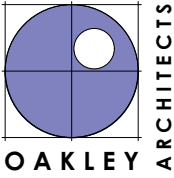
0 10 20 30 40 50



E	10.05.2023	UPDATED FOR PLANNING.	LO
D	24.04.2023	SITE BOUNDARY UPDATED.	LO
C	01.11.2022	SITE BOUNDARY UPDATED.	LO
B	28.10.2022	SITE BOUNDARY UPDATED.	LO
A	14.10.2021	SITE BOUNDARY UPDATED.	LO
REV	DATE REVISED	REVISION	REV BY

CLIENT	PROJECT
Bromford	Berkeley Close, South Cerney
DRAWING TITLE	DRAWING SCALE
Site Location Plan	1:1250 (A3)
DRAWN BY	CHECKED BY
LISA OAKLEY	SIMON OAKLEY
JOB NUMBER	DRAWING NUMBER
201732	02E

The copyright of this drawing is vested in the designer and should not be reproduced, copied or used for any other purpose than that it is intended for without the prior written consent of Oakley Architects.

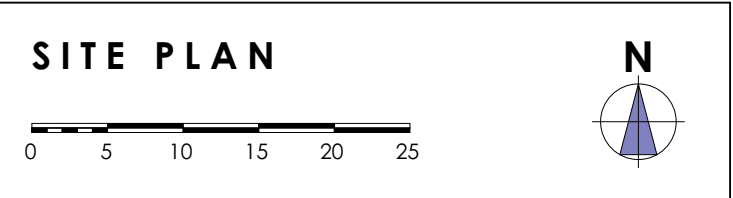


OAKLEY ARCHITECTS LTD
2 B HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5QL
T: 0121 238 0683
E: design@oakleyarchitects.co.uk
www.oakleyarchitects.co.uk

This page is intentionally left blank

BERKELEY CLOSE				
SCHEDULE OF ACCOMMODATION				
TYPE	No.	AREA(m²)	PARKING	
1B FLAT	6	50.3&57.5	100%	
1B BUNGALOW	7	50.8	200%	
1B HOUSE	8	58.2	200%	
2B BUNGALOW	4	61.5	200%	
2B HOUSE	29	79.8	200%	
3B HOUSE	28	94	200%	
4B HOUSE	2	118.4	300%	
TOTAL	84			

TOTAL SITE AREA = 21597.1m²





OAKLEY ARCHITECTS LTD
28 HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5SL
T: 0121 238 0683
E: design@oakleyarchitects.co.uk
www.oakleyarchitects.co.uk

CLIENT
Bromford

PROJECT
Berkeley Close, South Cerney

DRAWING TITLE
Site Plan

DRAWING SCALE
1:500 (A1)

DRAWN BY
Lisa Oakley

JOB NUMBER
201732

DATE DRAWN
10.12.2021

CHECKED BY
Simon Oakley

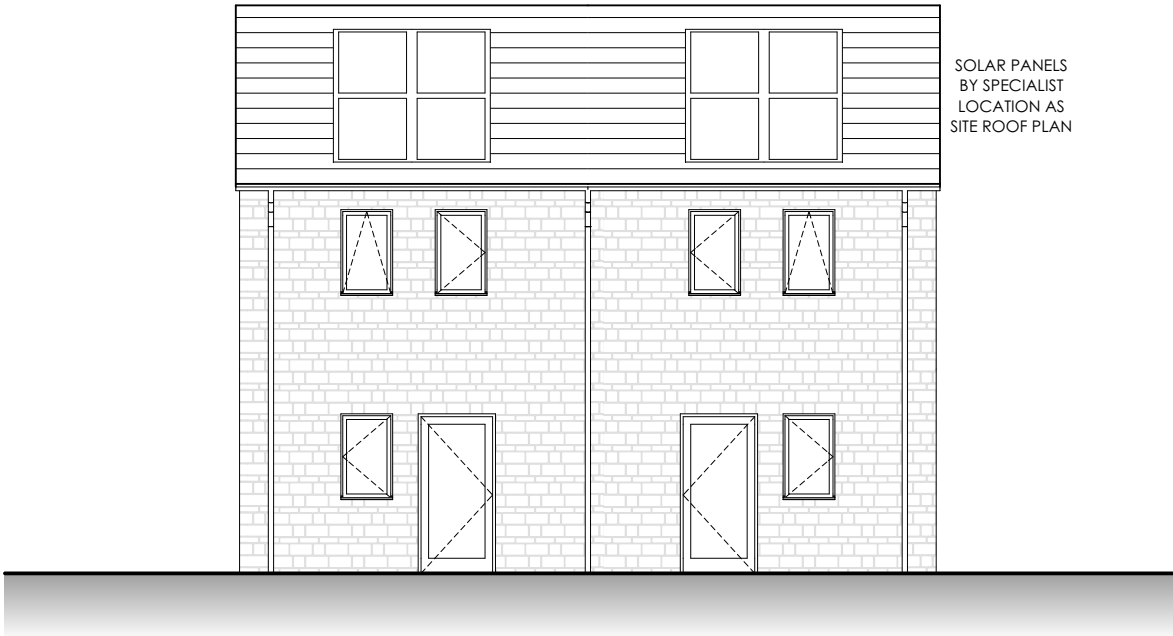
DRAWING NUMBER
10M

REV	DATE REVISED	REVISION	REV BY
M	19.08.2023	UPDATED FOR PLANNING.	LO
L	13.05.2023	GENERAL UPDATE.	LO
K	10.03.2023	LEGEND UPDATED.	LO
J	28.02.2023	SHARED OWNERSHIP ADDED.	LO
I	21.02.2023	GENERAL UPDATE.	LO
H	10.02.2023	SHARED OWNERSHIP ADDED.	LO
G	20.12.2022	UPDATED WITH PLANNING COMMENTS.	LO
F	10.11.2022	HOUSE TYPES UPDATED.	LO
E	25.10.2022	HOUSE TYPES UPDATED.	LO
D	10.02.2022	PLAN UPDATED.	LO
C	01.02.2022	LAYOUT REVISED.	LO
B	06.01.2022	LAYOUT REVISED.	LO
A			

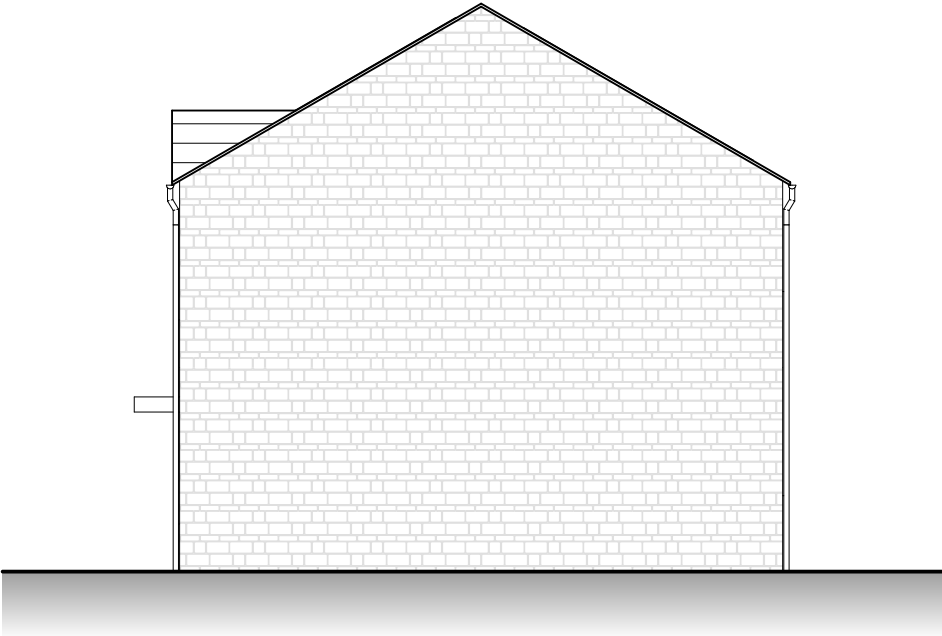
This page is intentionally left blank



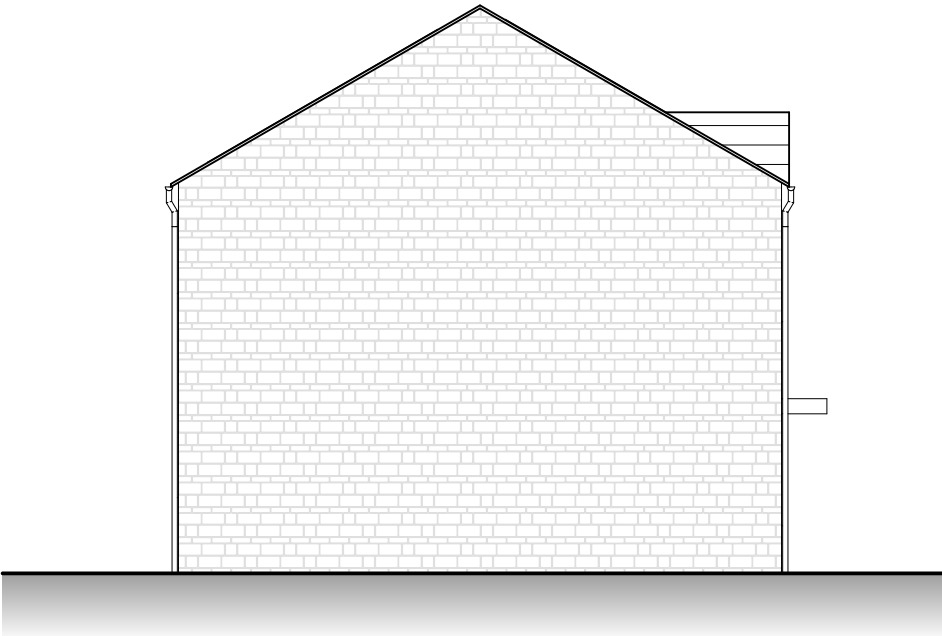
FRONT ELEVATION



REAR ELEVATION



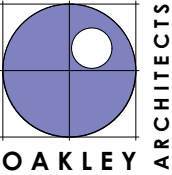
SIDE ELEVATION



SIDE ELEVATION

B	06.06.2023	UPDATED.	LO
A	15.03.2023	UPDATED.	LO
REV	DATE REVISED	REVISION	REV BY

CLIENT Bromford		PROJECT Berkeley Close, South Cerney	
DRAWING TITLE 1B2P House Elevations		DRAWING SCALE 1:100 (A3)	DATE DRAWN 29.11.2022
DRAWN BY LISA OAKLEY	CHECKED BY SIMON OAKLEY	JOB NUMBER 201732	DRAWING NUMBER 58B

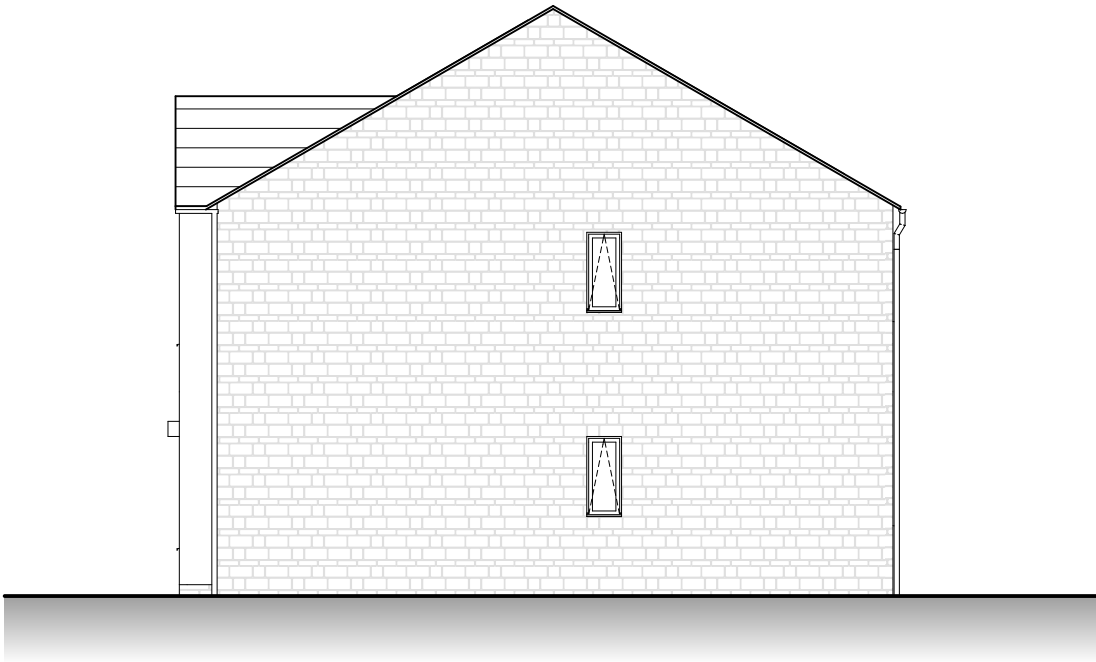


OAKLEY ARCHITECTS LTD
2 B HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5QL
T: 0121 238 0683
E: design@oakleyarchitects.co.uk
www.oakleyarchitects.co.uk

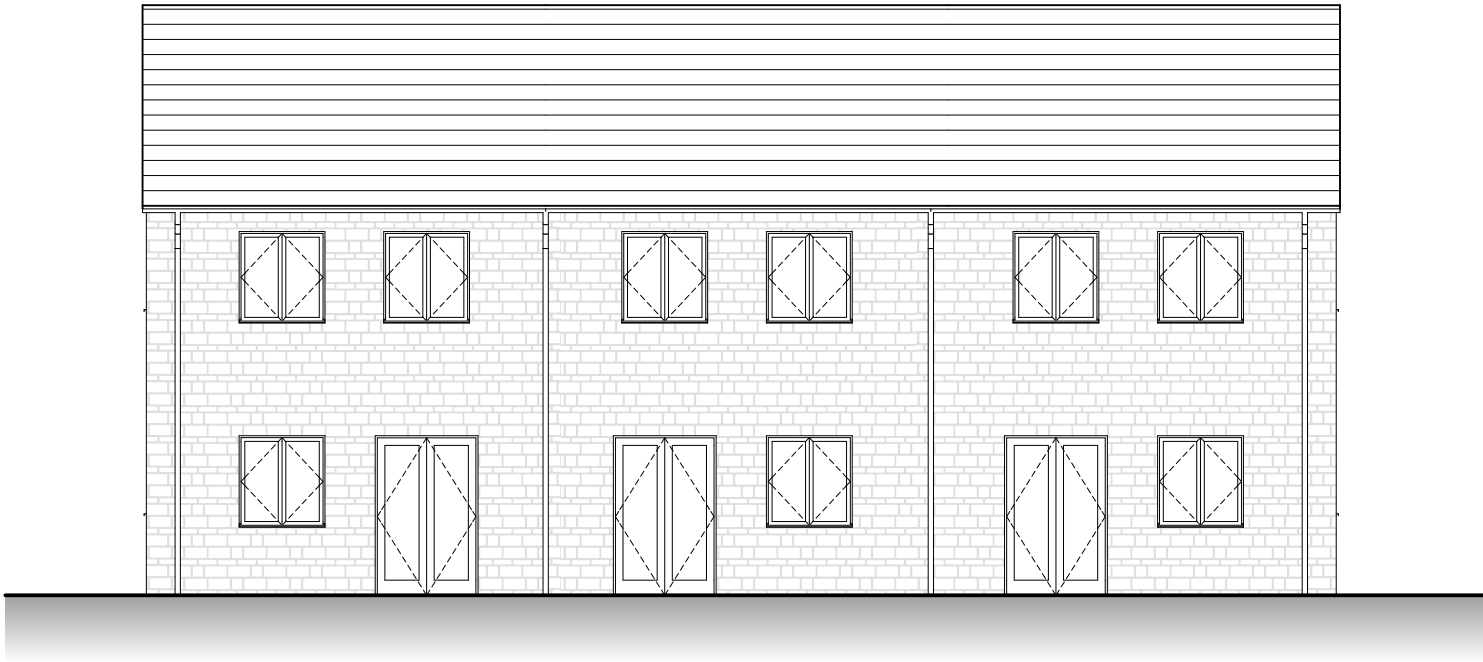
This page is intentionally left blank



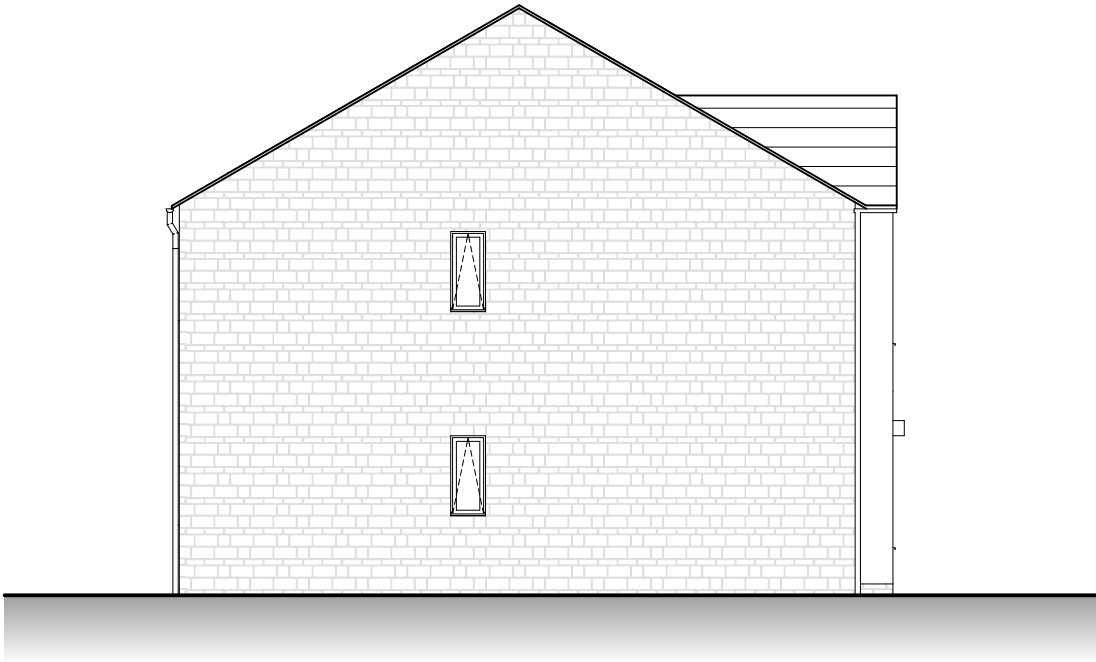
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

C	14.09.2023	RENDER REVISED AS PLANNERS REQ.	LO
B	06.06.2023	UPDATED.	LO
A	15.03.2023	UPDATED.	LO
REV	DATE REVISED	REVISION	REV BY

CLIENT		PROJECT	
Bromford		Berkeley Close, South Cerney	
DRAWING TITLE		DRAWING SCALE	DATE DRAWN
2B4P Terrace House Elevations		1:100 (A3)	29.11.2022
DRAWN BY	CHECKED BY	JOB NUMBER	DRAWING NUMBER
LISA OAKLEY	SIMON OAKLEY	201732	61C

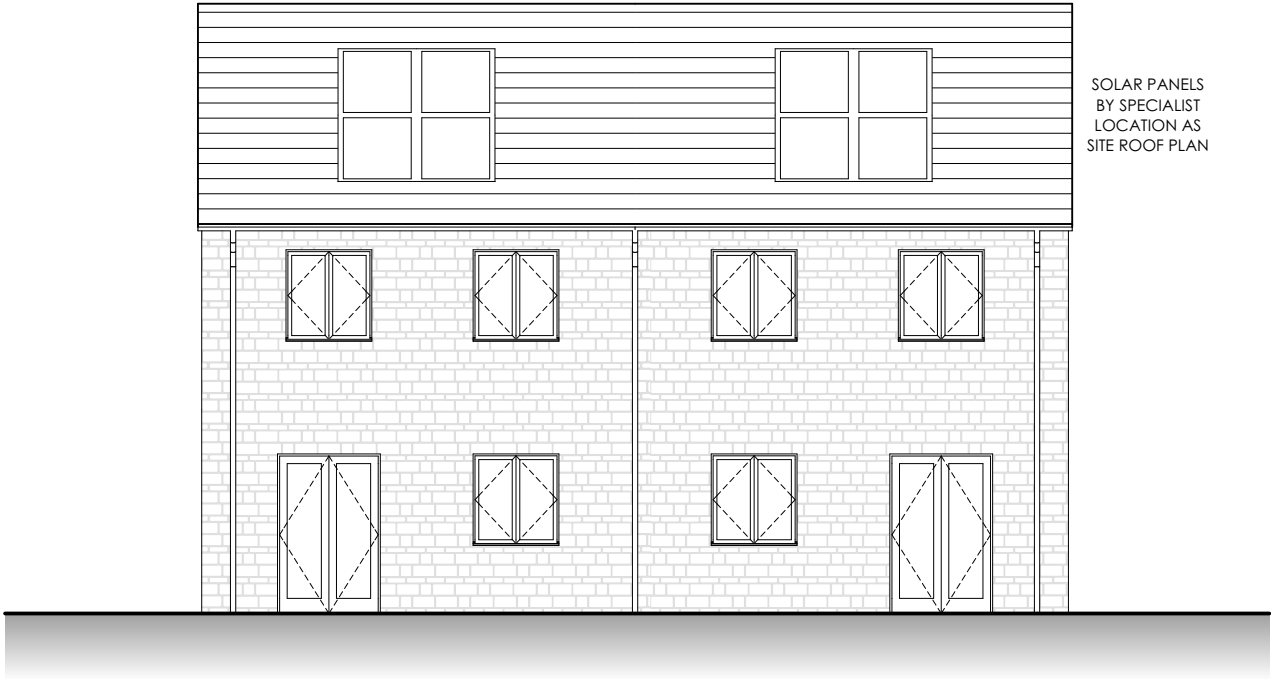


OAKLEY ARCHITECTS LTD
2 B HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5QL
T: 0121 238 0683
E: design@oakleyarchitects.co.uk
www.oakleyarchitects.co.uk

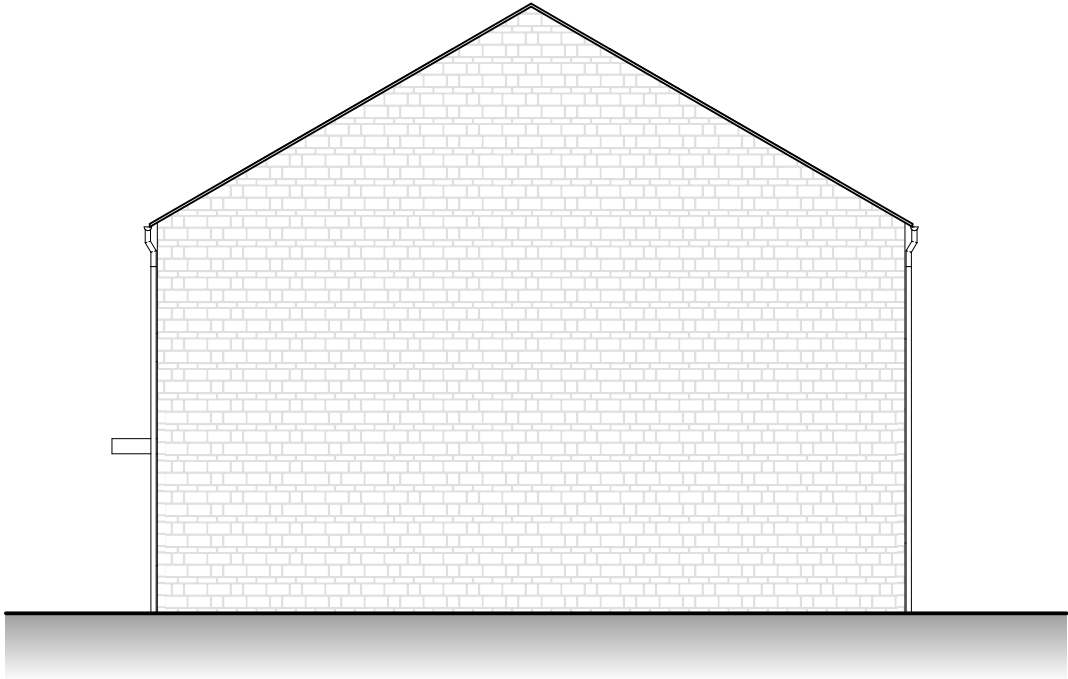
This page is intentionally left blank



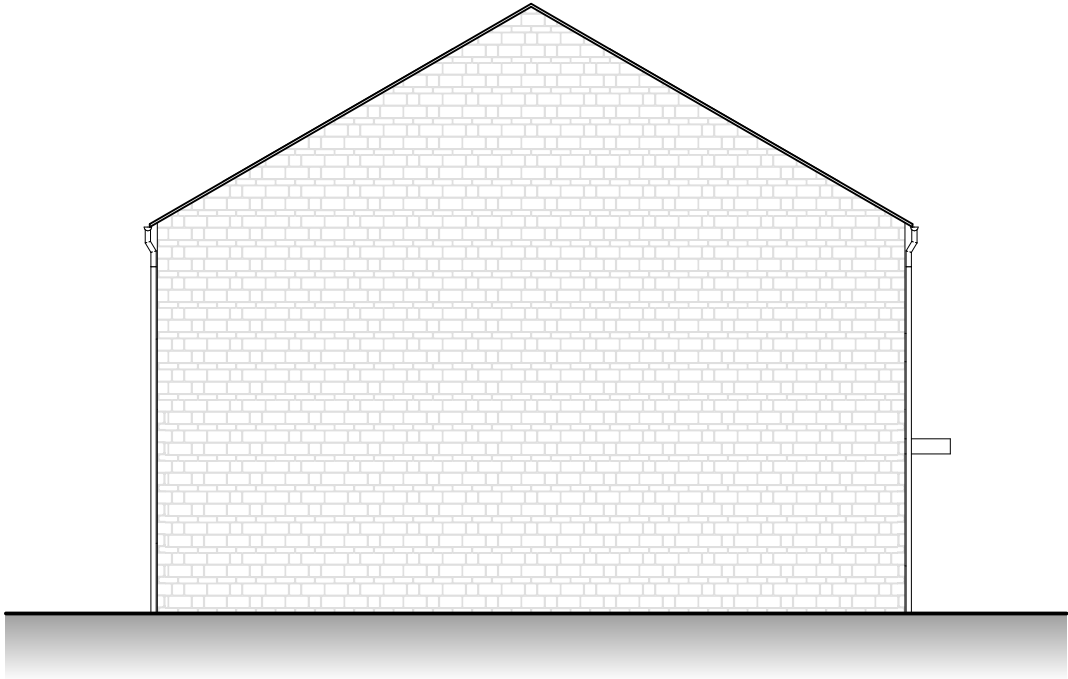
FRONT ELEVATION



REAR ELEVATION



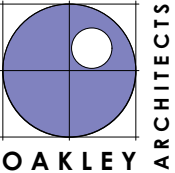
SIDE ELEVATION



SIDE ELEVATION

B	06.06.2023	UPDATED.	LO
A	15.03.2023	UPDATED.	LO
REV	DATE REVISED	REVISION	REV BY

CLIENT		PROJECT	
Bromford		Berkeley Close, South Cerney	
DRAWING TITLE		DRAWING SCALE	DATE DRAWN
3B5P House Elevations		1:100 (A3)	29.11.2022
DRAWN BY	CHECKED BY	JOB NUMBER	DRAWING NUMBER
LISA OAKLEY	SIMON OAKLEY	201732	63B

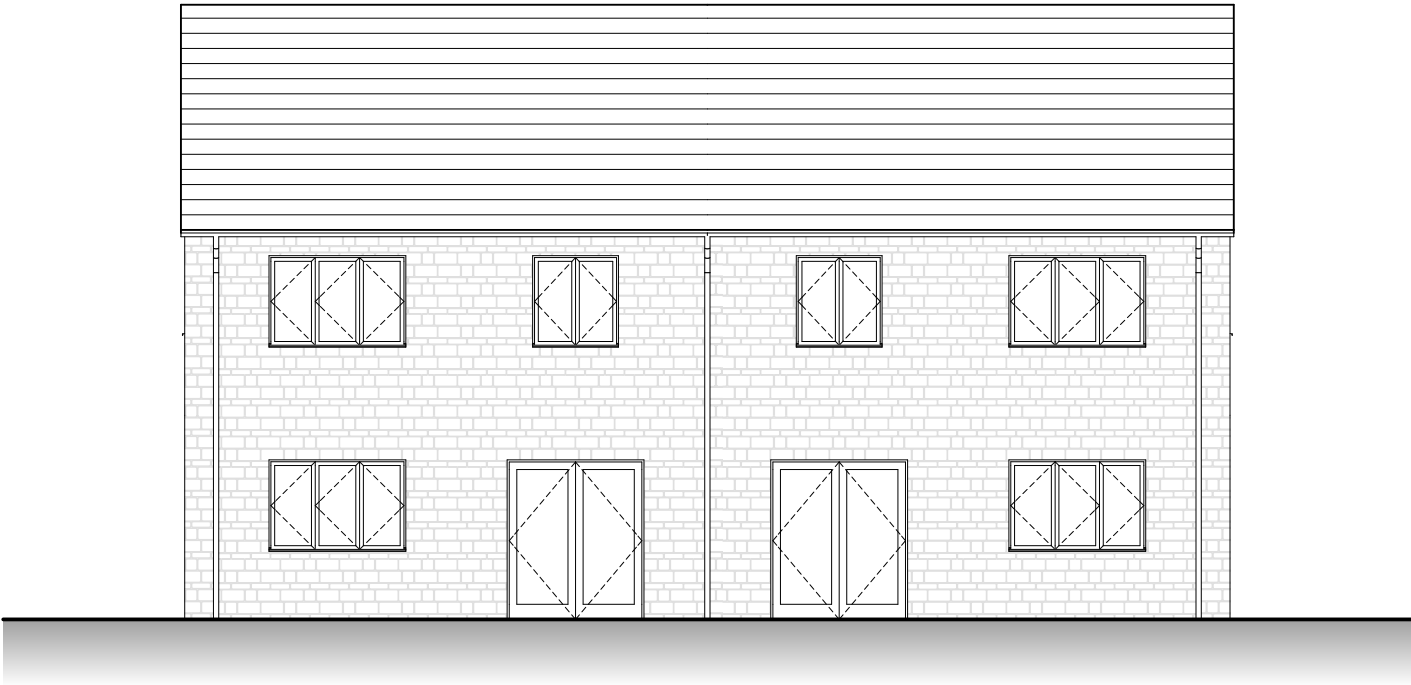


OAKLEY ARCHITECTS LTD
2B HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5QL
T: 0121 238 0683
E: design@oakleyarchitects.co.uk
www.oakleyarchitects.co.uk

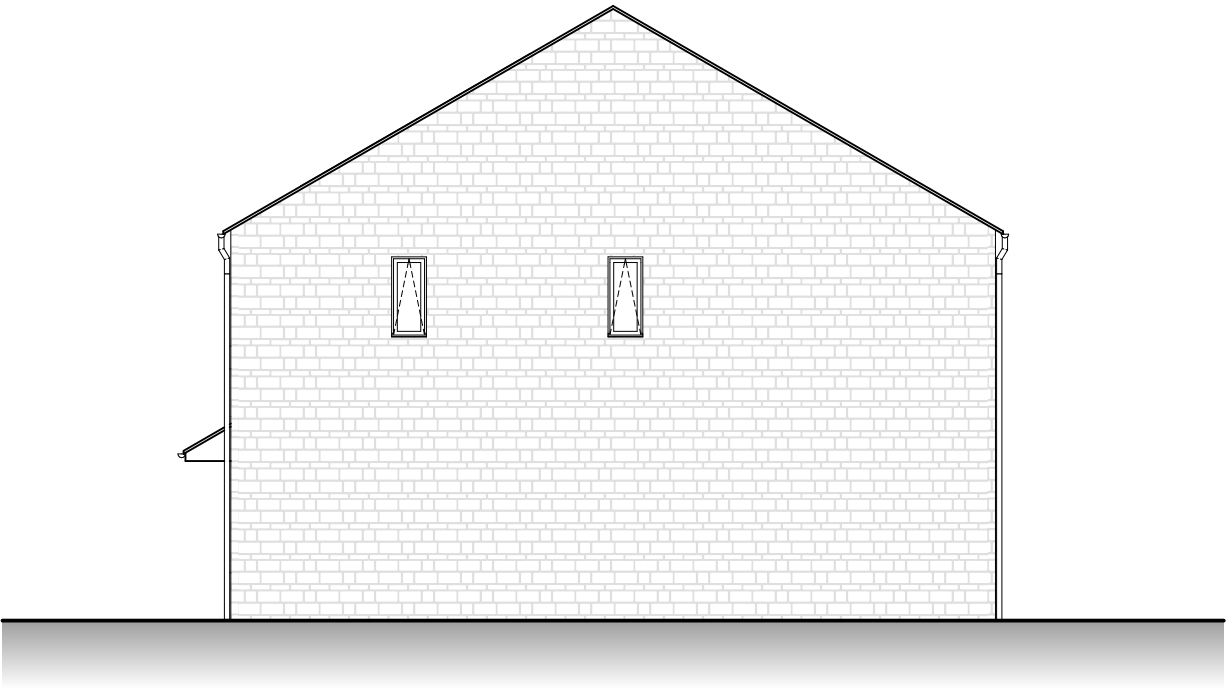
This page is intentionally left blank



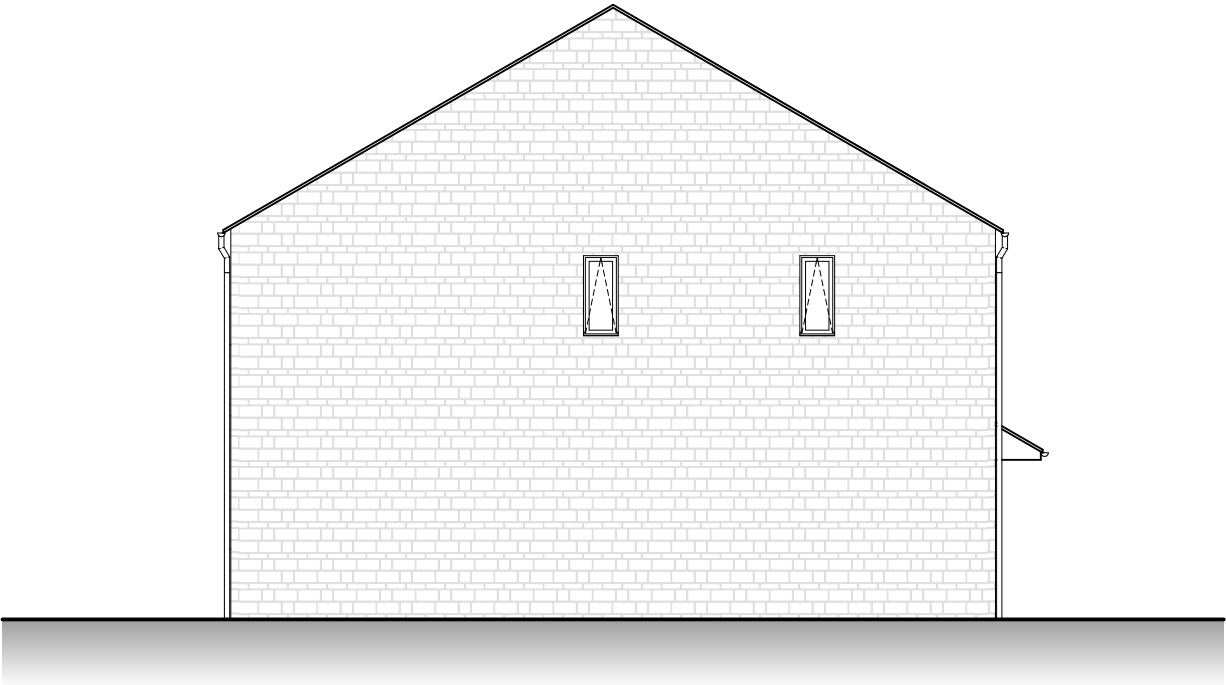
FRONT ELEVATION



REAR ELEVATION



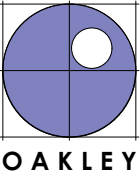
SIDE ELEVATION



SIDE ELEVATION

C	08.06.2023	UPDATED.	LO
B	06.06.2023	UPDATED.	LO
A	15.03.2023	UPDATED.	LO
REV	DATE REVISED	REVISION	REV BY

CLIENT Bromford		PROJECT Berkeley Close, South Cerney	
DRAWING TITLE 4B7P House Elevations		DRAWING SCALE 1:100 (A3)	DATE DRAWN 29.11.2022
DRAWN BY LISA OAKLEY	CHECKED BY SIMON OAKLEY	JOB NUMBER 201732	DRAWING NUMBER 65C

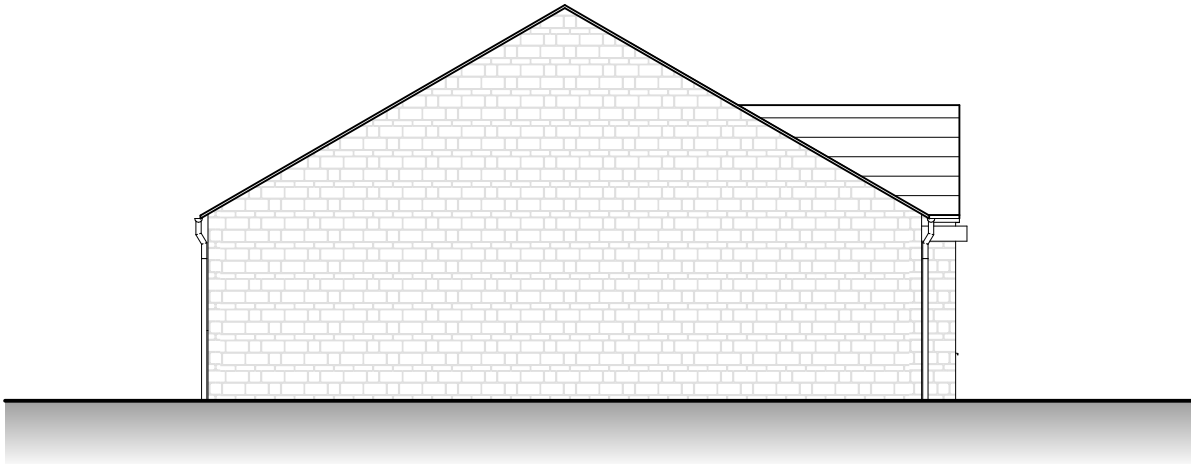


OAKLEY ARCHITECTS LTD
2B HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5QL
T: 0121 238 0683
E: design@oakleyarchitects.co.uk
www.oakleyarchitects.co.uk

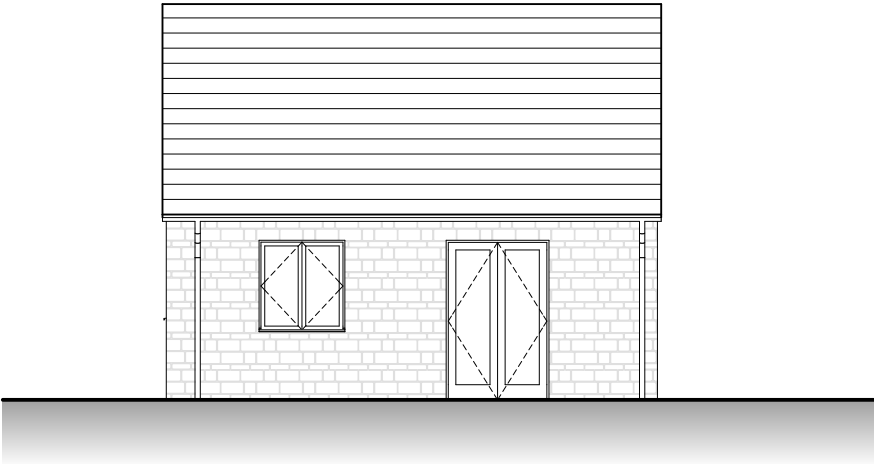
This page is intentionally left blank



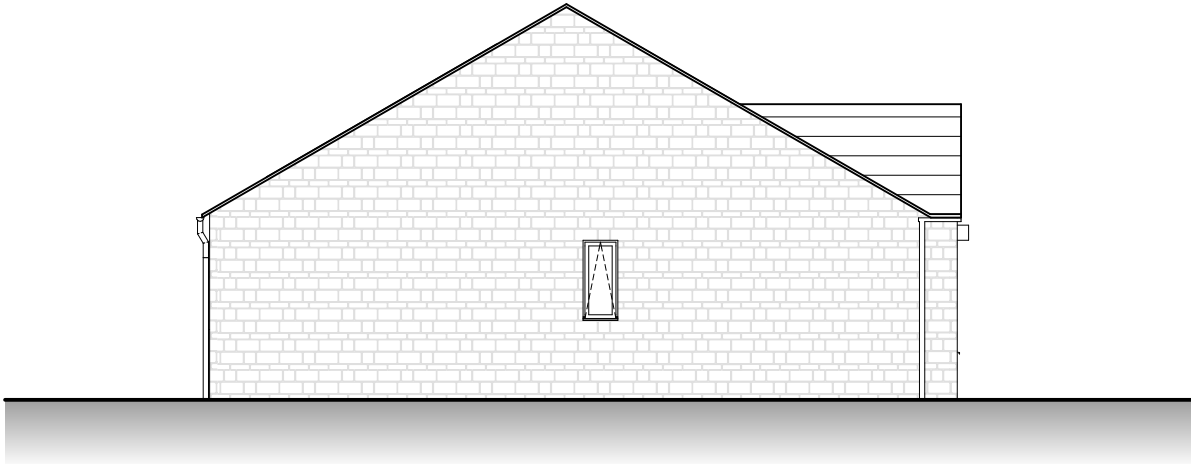
FRONT ELEVATION



SIDE ELEVATION



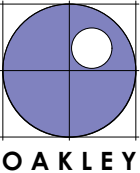
REAR ELEVATION



SIDE ELEVATION

B	06.06.2023	UPDATED.	LO
A	15.03.2023	UPDATED.	LO
REV	DATE REVISED	REVISION	REV BY

CLIENT		PROJECT	
Bromford		Berkeley Close, South Cerney	
DRAWING TITLE		DRAWING SCALE	DATE DRAWN
1B2P Detached Bungalow Elevations		1:100 (A3)	29.11.2022
DRAWN BY	CHECKED BY	JOB NUMBER	DRAWING NUMBER
LISA OAKLEY	SIMON OAKLEY	201732	51B

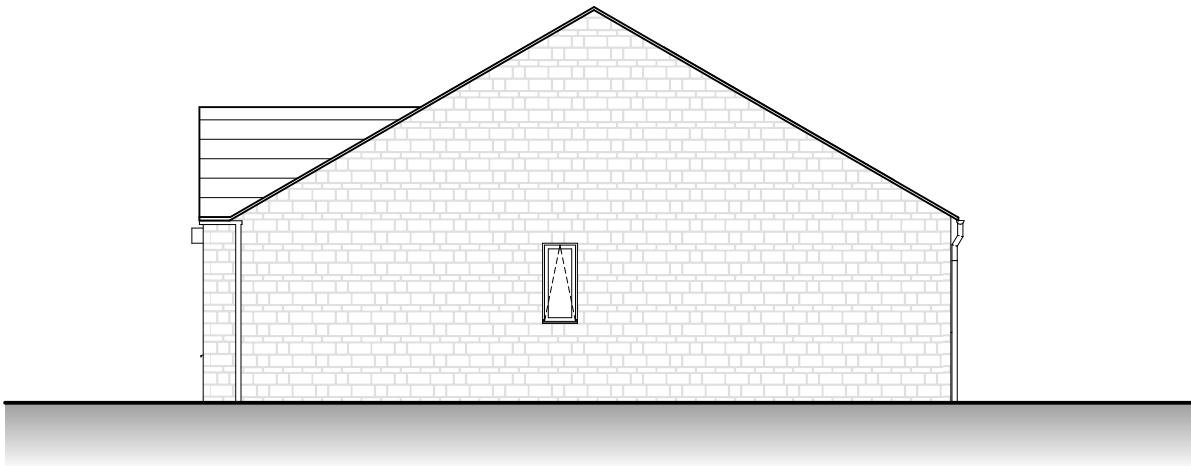


OAKLEY ARCHITECTS LTD
2 B HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5QL
T: 0121 238 0683
E: design@oakleyarchitects.co.uk
www.oakleyarchitects.co.uk

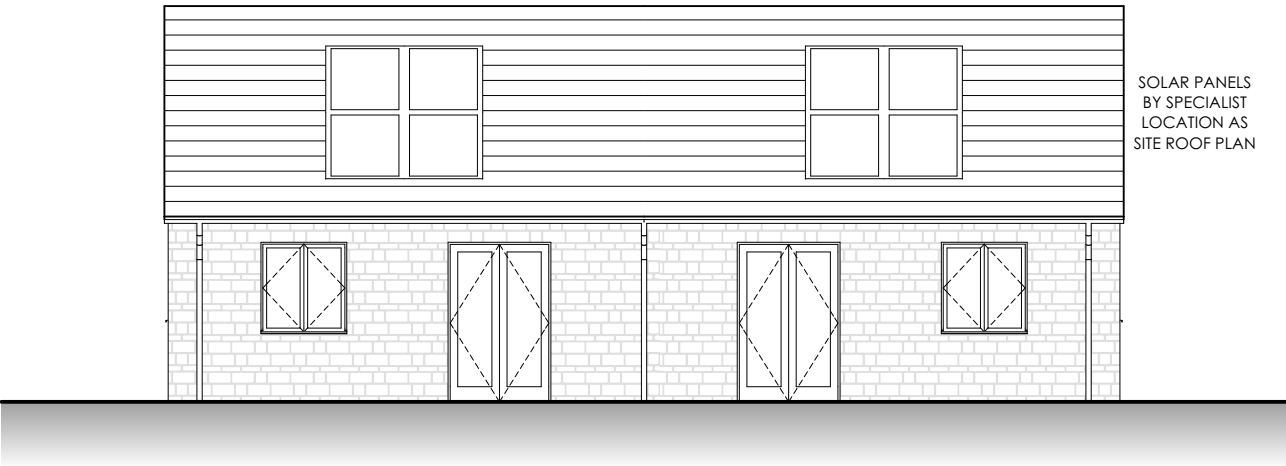
This page is intentionally left blank



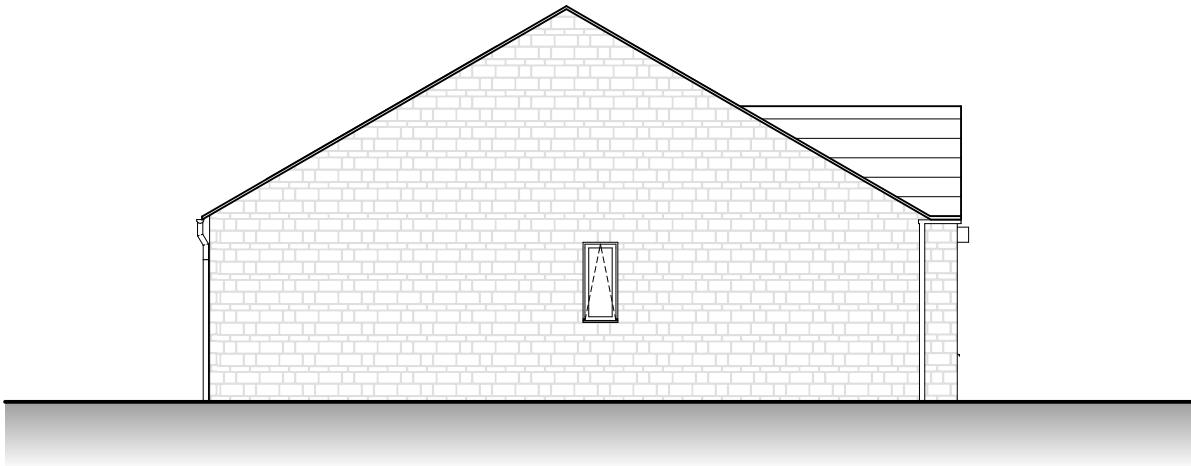
FRONT ELEVATION



SIDE ELEVATION



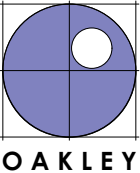
REAR ELEVATION



SIDE ELEVATION

B	06.06.2023	UPDATED.	LO
A	15.03.2023	UPDATED.	LO
REV	DATE REVISED	REVISION	REV BY

CLIENT		PROJECT	
Bromford		Berkeley Close, South Cerney	
DRAWING TITLE		DRAWING SCALE	DATE DRAWN
1B2P Bungalow Elevations		1:100 (A3)	29.11.2022
DRAWN BY	CHECKED BY	JOB NUMBER	DRAWING NUMBER
LISA OAKLEY	SIMON OAKLEY	201732	52B

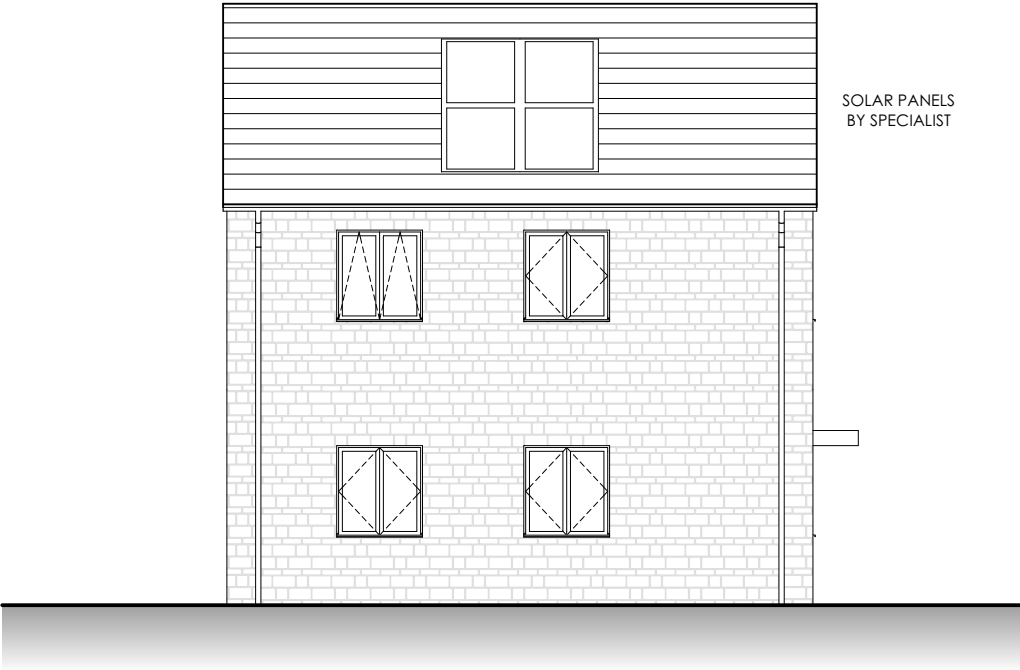


OAKLEY ARCHITECTS LTD
2 B HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5QL
T: 0121 238 0683
E: design@oakleyarchitects.co.uk
www.oakleyarchitects.co.uk

This page is intentionally left blank



FRONT ELEVATION

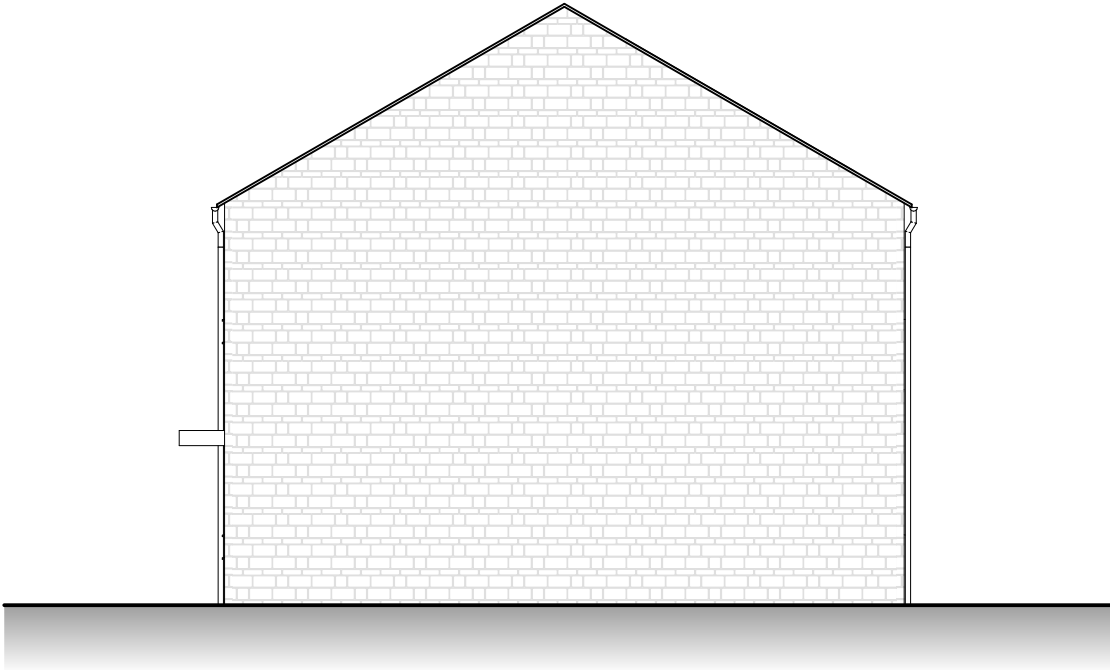


SOLAR PANELS
BY SPECIALIST

REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

B	06.06.2023	UPDATED.	LO
A	15.03.2023	UPDATED.	LO
REV	DATE REVISED	REVISION	REV BY

CLIENT Bromford		PROJECT Berkeley Close, South Cerney	
DRAWING TITLE 1B2P Flat Elevations		DRAWING SCALE 1:100 (A3)	DATE DRAWN 29.11.2022
DRAWN BY LISA OAKLEY	CHECKED BY SIMON OAKLEY	JOB NUMBER 201732	DRAWING NUMBER 56B



OAKLEY ARCHITECTS LTD
2 B HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5QL
T: 0121 238 0683
E: design@oakleyarchitects.co.uk
www.oakleyarchitects.co.uk

This page is intentionally left blank



STREET ELEVATION PLOT NOS. 1-8 & 81-84

0 1 2 3 4 5



STREET ELEVATION PLOT NOS. 9-12, 28-33 & 44-45

0 1 2 3 4 5

A	14.09.2023	UPDATED TO PLANNERS COMMENTS		LO
REV	DATE REVISED	REVISION	REV BY	



OAKLEY ARCHITECTS

OAKLEY ARCHITECTS LTD
28 HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5QL
T: 0121 238 0683
E: design@oakleyarchitects.co.uk
www.oakleyarchitects.co.uk

CLIENT
Bromford

PROJECT
Berkeley Close, South Cerney

DRAWING TITLE
Street Elevation 200

DRAWING SCALE	DATE DRAWN
1:200 (A1)	06.04.2023
DRAWN BY	CHECKED BY
Lisa Oakley	Simon Oakley
JOB NUMBER	DRAWING NUMBER
201732	70A

This page is intentionally left blank




STREET ELEVATION PLOT NOS. 15-21



STREET ELEVATION PLOT NOS. 67-68 & 73-78



A		14/09/2023	UPDATED TO PLANNERS COMMENTS		LO
REV	DATE REVISED	REVISION		REV BY	
		OAKLEY ARCHITECTS LTD 28 HILLWOOD ROAD SUTTON COLDFIELD WEST MIDLANDS B75 5QL T: 0121 238 0683 E: design@oakleyarchitects.co.uk www.oakleyarchitects.co.uk			

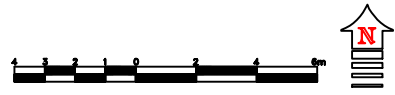
CLIENT
Bromford

PROJECT
Berkeley Close, South Cerney

DRAWING TITLE
Street Elevation 100

DRAWING SCALE 1:100 (A1)	DATE DRAWN 06.04.2023
DRAWN BY Lisa Oakley	CHECKED BY Simon Oakley
JOB NUMBER 201732	DRAWING NUMBER 71A

This page is intentionally left blank



Copyright © Acceber Design Limited. This drawing may not be amended in anyway without written permission from Acceber Design Limited.



Rev.	19.06.23	Revised to new layout Revised to team brief Initial design and scheme
	26.05.23	
	08.05.23	

E G Carter

Berkeley Close South Cerney

Landscaping
1 of 3

Drawing No:	Revision:	Scale:
ADL382	B	1:250 @ A1

Acceber Design Limited
Inspiration through design

69 Lynton Avenue - Wolverhampton
West Midlands - WV6 9ND
Tel: 01902 561022 Mob: 07970 923112
e-mail: hanna.design@vivammedia.com

This page is intentionally left blank



Copyright © Acceber Design Limited. This drawing may not be amended in anyway without written permission from Acceber Design Limited.

Rev.	B	19.06.23	Revised to new layout
	A	26.05.23	Revised to team brief
		08.05.23	Initial design and scheme
Details			

E G Carter

Berkeley Close South Cerney

Landscaping
2 of 3

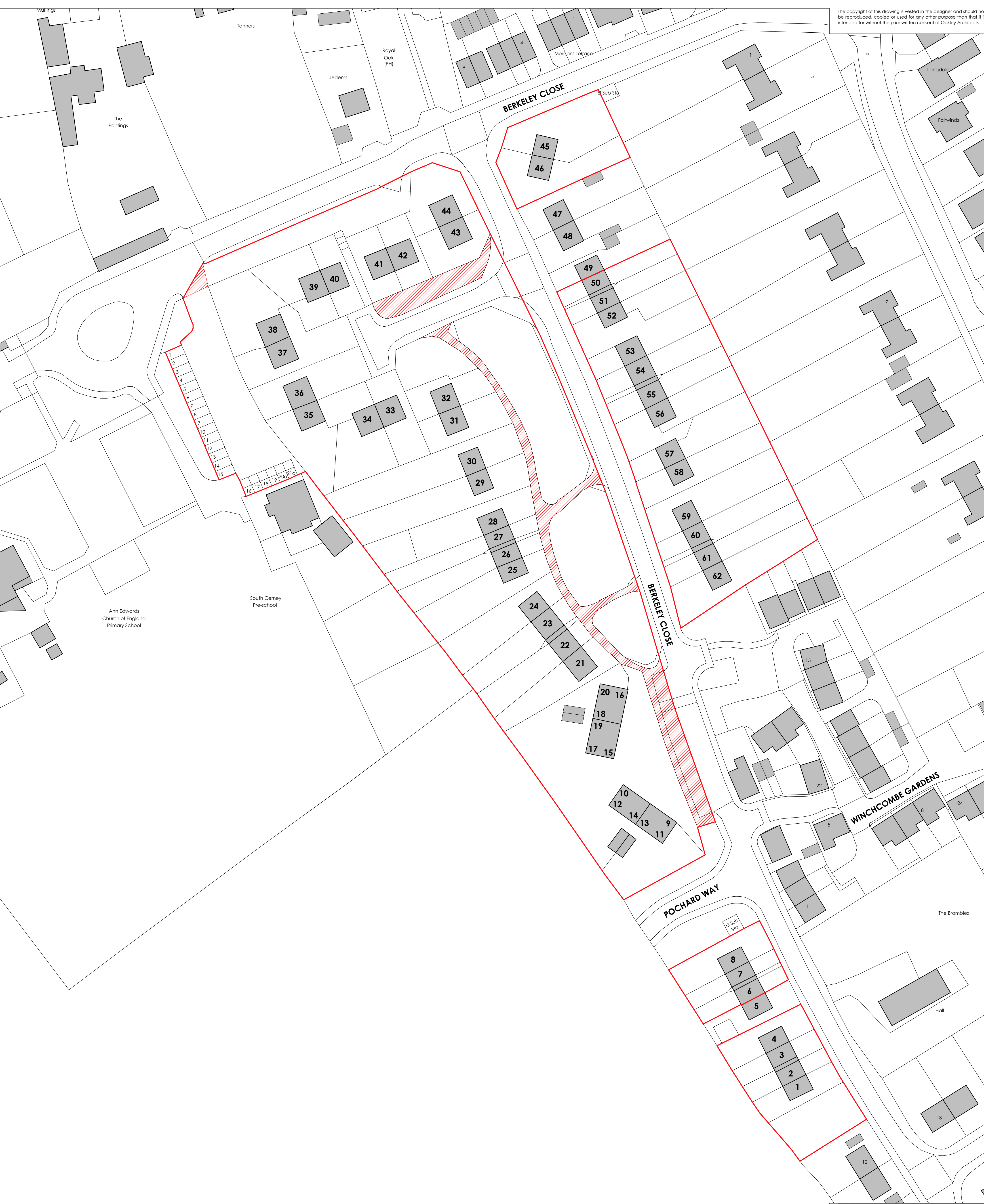
Drawing No:	Revision:	Scale:
ADL382	B	1:250 @ A1

Acceber Design Limited
Inspiration through design

69 Lynton Avenue - Wolverhampton
West Midlands - WV6 9NG
Tel: 01902 561022 Mtn: 07970 923112
email: harris.design@wvghmedia.com

This page is intentionally left blank

This page is intentionally left blank



LAND IN CDC OWNERSHIP

SITE PLAN

0510152025

N

OAKLEY ARCHITECTS

OAKLEY ARCHITECTS LTD

28 HILLWOOD ROAD

SUTTON COLDFIELD

WEST MIDLANDS

B75 5QL

T: 0121 238 0683

E: design@oakleyarchitects.co.uk

www.oakleyarchitects.co.uk

CLIENT

Bromford

PROJECT Berkeley Close, South Cerney			
DRAWING TITLE Existing Site with CDC Ownership			
DRAWING SCALE 1:500 (A1)		DATE DRAWN 01.11.2023	
DRAWN BY Lisa Oakley		CHECKED BY Simon Oakley	
JOB NUMBER 201732		DRAWING NUMBER 24	
REV	DATE REVISED	REVISION	REV BY

Page 107

This page is intentionally left blank











This page is intentionally left blank

Proposed demolition of existing buildings, conversion of existing building to dwelling and four new dwellings (Resubmission of 22/00025/FUL) at Land at Grid Reference 415682 201136 London Road Fairford Gloucestershire GL7 4AS

Full Application 23/01048/FUL	
Applicant:	W Risby Ltd
Agent:	Abberley Design Ltd
Case Officer:	Andrew Moody
Ward Member(s):	Michael Vann
Committee Date:	13th March 2024
RECOMMENDATION:	PERMIT

I. Main Issues:

- (a) Background and principle of development
- (b) Design and impact upon heritage assets
- (c) Landscape impact
- (d) Residential amenity
- (e) Highway safety
- (f) Biodiversity and North Meadow SAC
- (g) Trees
- (h) CIL

2. Reasons for Referral:

2.1 The application has been referred by the Ward Member, Cllr Michael Vann, for the following reason:

2.1.1 “Thank you for your email dated Friday 26 January with your Delegated Report and its Recommendation "Permit". I appreciate the full and detailed content of the Delegated Report concerning what I consider to be an unusual and complex site. I apologise for this email reaching you shortly before the expiry of the 7 days given on 26 January.

2.1.2 The planning application 23/01048/FUL had been logged onto the system on 24 March 2023 and I was elected to CDC on 5 May 2023. You received an important consultee comment (GCC Highways) on 26 January 2024 and you issued the Delegated Report on the same day. That was the first I knew of the matter.

2.1.3 Over the weekend I visited adjoining property owners of Holmdene, 1, 2 and 3 Lower Croft and Albion Cottage over the weekend and drew residents' attention to the GCC letter. It is not therefore a surprise to me that you have received a flurry of objections this week. I have to say that I was disappointed to learn of the lack of

engagement between the site owner and present adjoining property owners which I consider amounts to inadequate consultation.

2.1.4 My request as Ward Councillor is for CDC please to refer the application to the Schedule Review Panel and for the Panel to refer the application to the Planning and Licensing Committee of CDC. I consider that a site inspection would be appropriate in this case.

2.1.5 I fully accept the present use of the site is a non-conforming use and that residential development including the retention and conversion of the present Non-Designated Heritage Asset would be appropriate for the site.

2.1.6 My concern relates to the number of dwellings proposed on the site and the car parking and access to and from the site.

2.1.7 I note that the GCC as Highway Authority states: "The proposed car parking on the site is very tight" though it goes on to accept what is proposed subject to conditions.

2.1.8 I appreciate that the site had been for many years an operational engineering works with vehicular traffic during business hours to and from the public highways to the south and west of the site. This is a busy part of Fairford with poor visibility for pedestrians and vehicles. Vehicular traffic generally has increased substantially in recent years and the proposed development introduces several (5 proposed in the application) new residential owners requiring vehicular access to their properties.

2.1.9 Finally, I observe that as a member of CDC's Planning and Licensing Committee I have inspected properties and considered applications less worthy of consideration by the Committee than 23/01048/FUL".

3. Site Description:

3.1 The application relates to a number of buildings at the former East Gloucestershire Engineering Ltd premises at Lower Croft Mews, London Road Fairford, which is located to the northern side of the A417 within Fairford, and to the south / west of Mount Pleasant. The buildings are a mixture of traditional stone and modern commercial buildings, with accesses to the western and southern boundaries. Surrounding development is primarily residential, although there is an area of trees subject to a Tree Preservation Order to the north.

3.2 The site is within the Fairford Conservation Area, in addition to the Development Boundary for the town designated within the Local Plan. Whilst not subject to any landscape designation, it is within the Outer Zone of Influence for the North Meadow Special Area of Conservation (SAC).

4. Relevant Planning History:

- 4.1 22/00025/FUL: Demolition of existing buildings, conversion of building to dwelling and 4 new dwellings. Withdrawn

5. Planning Policies:

- TNPPF The National Planning Policy Framework
- DS2 Dev within Development Boundaries
- S5 S5 - Fairford
- EC2 Safeguarding Employment Sites
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN7 Trees, Hedgerows & Woodlands
- EN8 Bio & Geo: Features Habitats & Species
- EN9 Bio & Geo: Designated Sites
- EN10 HE: Designated Heritage Assets
- EN11 HE: DHA - Conservation Areas
- EN14 Managing Flood Risk
- EN15 Pollution & Contaminated Land
- INF3 Sustainable Transport
- INF4 Highway Safety
- INF5 Parking Provision
- INF7 Green Infrastructure

6. Observations of Consultees:

- 6.1 Conservation Officer: No objection subject to conditions
- 6.2 Biodiversity Officer: No objection subject to conditions
- 6.3 Natural England: No objection
- 6.4 Tree Officer: No objection subject to conditions
- 6.5 Drainage Engineers: No objection subject to condition
- 6.6 Highway Authority: No objection, subject to conditions

7. View of Town/Parish Council:

- 7.1 Fairford Town Council OBJECTS to this application on the grounds of being contrary to the following policies:

7.1.2 Safety of vehicle and pedestrian access (CDLP policy INF4 and NPPF (especially paras 110 and 112))

There is no footpath on the West side of the site and any on-road parking there would create a significant visibility hazard adding to that existing with vehicles often coming round the bend from Mount Pleasant/Hatherop Road at some speed.

7.1.3 Design (CDLP policy EN2 and Appendix D, NPPF and NDG/NMDC)

Although the turning area has been improved relative to the previous application by the removal of the dwelling on the inside of the L, there is still very limited turning space within the site when parked vehicles are taken into consideration. This is highlighted by the allocation of the parking space for Unit 3 away from the property itself at the southern end of the site.

Overlooking of neighbouring properties (particularly to the East and South of Unit 4) and resulting potential loss of privacy is clearly a more serious issue than with the previous industrial use.

There seems inadequate private amenity space for the proposed dwellings. This is not good design (NPPF para 134 refers).

7.1.4 Impact on Heritage (CDLP policy EN10)

It is unclear how the existing building is to be demolished to make way for the carport without affecting the wall of the adjacent listed property (Holmdene). These issues basically arise because of over-development of the site.

In the event that the LPA decided to approve this application contrary to our advice we would strongly suggest that a condition is imposed removing permitted development rights for additional windows on the East side of Unit 4, for both heritage and privacy reasons.

7.2 Concerns were raised to the Town Council by neighbouring residents. These are listed below:

- 7.2.1 As you're aware, the wall between us and East Engineering is listed and it's proposed that the carport will be located there - we would need to know how the existing building is to be demolished without affecting our wall and if it is damaged in any way, it will be repaired as new.
- 7.2.2 Our main concern is additional traffic to the slip road which will provide the main access to the development. There is no pavement on this road, and this is already a hazard to pedestrians. As you're probably aware, there is already significant traffic from Mount Pleasant and London Road that use this slip road, if another

five houses are built, we'd assume that would probably mean another 7 cars at least using this road (not including visitors etc) which would significantly increase the dangers that already exist. In addition, would all emergency vehicles be able to access the site effectively?

7.2.3 We understand that there are vehicle inspection pits there and do to the nature of the business that was there, the soil would be contaminated and would need to be removed. How will this be managed?

7.2.4 Would we be affected by light pollution i.e. erection of lamp posts etc?

8. Other Representations:

8.1 17 objections have been received, making the following comments:-

- increase in traffic on narrow road
- sewerage capacity
- impact of parking spaces
- impact upon privacy
- impact upon wildlife
- potential contamination
- loss of parking for existing residents

9. Applicant's Supporting Information:

- Planning, Design and Access Statement
- Arboricultural Method Statement
- Land Contamination Assessment
- Ecological Appraisal
- Highways Technical Note
- Proposed plans

10. Officer's Assessment:

(a) Background and Principle of Development

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of an application would therefore be the current development plan for the District which is the Cotswold District Local Plan 2011-2031.

10.2 The application has been submitted following the withdrawal of application 22/00025/FUL, which proposed a total of 7 units (6 new build and 1 conversion of an existing building).

Following concerns raised by Officers and the Highway Authority, this application was amended and reduced to 4 new build properties, however it was considered that this amendment was too significant and required a new application to be submitted.

- 10.3 The current proposal includes, therefore, the conversion of the existing building to be retained (Unit 4) into a 4-bedroom property, in addition to 4 new builds:

Unit 1 - detached 2-bedrooms

Units 2 and 3 - semi-detached 2 bedrooms

Unit 5 - detached 3 bedrooms

- 10.4 The NPPF has at its heart a 'presumption in favour of sustainable development'. It states that there are three overarching objectives to achieving sustainable development: economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.
- 10.5 The site is within the Development Boundary defined for Fairford within the CDLP, (Policy S5 and Inset Map 4), where Policy DS2 (Development Within Development Boundaries) states that 'Within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle'. Policy FNPI of the Fairford Neighbourhood Plan also states that applications for new development within Development Boundaries will be permissible in principle.
- 10.6 The site is not designated as an Established Employment Site in the CDLP, having regard to Policy EC2 and Appendix E, neither does it have any such designation in the Fairford Neighbourhood Plan.
- 10.7 In addition, considering that the site is surrounded by development which is primarily residential in use, and that it is within easy walking distance of the facilities in the Town Centre, including shops, a Library and bus stops, then it is considered that this would be a sustainable location for residential development to occur.

(b) Design and impact on heritage assets

- 10.8 The site lies within close proximity to, and within the setting of four listed buildings, Holmdene and the three cottages to the south of Holmdene; all listed grade II. In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act, 1990.
- 10.9 The site lies within the designated Fairford Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

- 10.10 Part 2 of the NPPF addresses the issue of achieving sustainable development. Paragraph 8 identifies the three 'overarching objectives' of sustainable development: economic; social; and environmental. The environmental objective includes the requirement 'to protect and enhance our natural, built and historic environment ... and mitigating and adapting to climate change' (paragraph 8(c)).
- 10.11 Section 12 of the revised National Planning Policy Framework reiterates that achieving a high quality of design for places and buildings is fundamental to the planning process.
- 10.12 Paragraph 135 advises that, amongst other things, development should be: 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'.
- 10.13 Section 14 of the revised National Planning Policy Framework is concerned with addressing the challenge of climate change. Paragraph 162 states that new development should comply with local plan policies for decentralised energy supply, unless it can be demonstrated that, having regard to the type of development involved and its design, that this is not feasible or viable, and that any development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 10.14 The Glossary of the National Planning Policy Framework identifies both listed buildings, and conservation areas as designated heritage assets; it also identifies the category of non-designated heritage assets.
- 10.15 Whilst Unit 4 is not listed, it is nevertheless an interesting, early-industrial historic structure which contributes positively to the character and appearance of the conservation area, and as such has been considered as potentially worthy of consideration as a non-designated heritage asset.
- 10.16 Section 16 of the revised National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 205 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less-than-substantial harm to its significance. Paragraph 206 clarifies that significance can be harmed through alteration or development within the setting.
- 10.17 Paragraph 207 states that where a proposed development will lead to substantial harm applications should be refused unless it is demonstrated that the harm is necessary to achieve substantial public benefits. Paragraph 208 states that where a development proposal will cause harm to the significance of a designated heritage asset that is less-than-substantial harm, that harm is weighed against the public benefits of those works. Paragraph 209 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account and that a balanced judgement

is required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 10.18 Policy EN1 of the Cotswold District Local Plan states that new development should promote the protection, conservation and enhancement of the historic and natural environment by several measures, including: ensuring the protection and enhancement of heritage assets and their settings; addressing climate change; and ensuring that the design of proposals should complement the character of the area.
- 10.19 Policy EN2 requires development to accord with the Cotswold Design Code, and that proposals should respect the character and distinctive appearance of the locality. The supporting text states that: 'Good design is a key aspect of sustainable development and addressing climate change, is indivisible from good planning and should contribute positively to making places better for people' (paragraph 10.2.1).
- 10.20 Policy H1 of the Local Plan requires the housing mix and tenure of development to provide a suitable range of housing in terms of size, type and tenure to reflect local housing need in both the market and affordable housing sectors. Development proposals must also comply with the Nationally Described Space Standard.
- 10.21 Paragraphs D.59 - D.62 provide guidance regarding sustainable design and states that 'the potential impacts of climate change can be addressed through a variety of means, from the incorporation of better insulation and renewable energy technologies, to adaptations for severe weather events, and the use of local and recycled building materials. Re-use of existing buildings is also often more environmentally sustainable than demolition and new build.' The Design Code also stresses that sustainable design needs to be responsive to the character of the area and the sensitivities of the site.
- 10.22 Following a Full Council meeting on 3rd July 2019, Members adopted a Motion regarding climate change. The Council has committed to reviewing the adopted Local Plan and to producing a Supplementary Planning Document where necessary to ensure that climate change is a strategic priority for new development.
- 10.23 Policy EN4 states that development should take into account historic landscape character and local distinctiveness, and would be expected to enhance, restore or better manage significant historic landscape features, including key views, the setting of settlements, settlement pattern, and heritage assets.
- 10.24 Policy EN10 reiterates the NPPF's concern that great weight should be given to the conservation of designated heritage assets. It states that proposals that sustain the character, appearance and significance of designated assets will be permitted, but that proposals that would harm the significance of an asset or its setting would not be permitted unless outweighed by mitigating public benefit.
- 10.25 Policy EN11 states that proposals that affect conservation areas or their settings would be permitted providing that, amongst other things; it would preserve or where

appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, and materials; and that it will not result in a loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance of the conservation area. It also states that internally illuminated signage will not be permitted unless it does not have an adverse impact on the Conservation Area or its setting.

- 10.26 Policy EN12 states that proposals which affect a non-designated heritage asset would be permitted where it is designed sympathetically, having regard to the significance of the asset. It also states that 'Proposals for the demolition or total loss of a non-designated heritage asset will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss'. The accompanying information (Table 6, pages 154-5) lays down a series of criteria for selection as a non-designated heritage asset (based upon Historic England criteria), which includes architectural interest, historic interest, representativeness, aesthetic value, group value, and sense of completeness, advising that is not necessary for a building to meet all the criteria in order to be considered a non-designated heritage asset.
- 10.27 Policy EN13 states that proposals for the conversion of non-domestic, historic buildings would be permitted where it can be shown that the proposal would secure the future of the asset; that it would conserve the significance of the asset (including its form, features, character and setting); where the asset is structurally sound; and where it is capable of conversion without substantial alteration, extension or rebuilding.
- 10.28 The Fairford Neighbourhood Plan was approved at referendum stage, which means that it has full planning weight in decision-making.
- 10.29 Policy FNPI2 seeks to achieve high standards of design, referencing (amongst other things) the Cotswold Design Code, key views that should be maintained, stone and pointing colour, boundary treatments, and bin storage.
- 10.30 Policy FNPI3 seeks to conserve non-designated heritage assets. Whilst the historic building (proposed unit 4) has not been identified in the Neighbourhood plan as an NDHA, it has been identified by the Council as an NDHA since the beginning of negotiations on this site.
- 10.31 Policy FNPI6 seeks to encourage low-carbon buildings, including potentially innovative approaches, and requires that all new non-residential buildings should achieve the BREEAM Excellent Standard.
- 10.32 With regard to the Cotswold Design Code, Paragraph D.9 states that any proposed new development should respond to its landscape or townscape setting.
- 10.33 Paragraph D.10 states that Settlements are distinctive in how they set within the landscape with their layouts and patterns of streets. Any new development should reflect this in its location and design.

- 10.34 Paragraph D.13 states that the particular character of existing streets should be respected, 'including gaps between buildings, which can often be important'.
- 10.35 Paragraph D.14 states that in designing new development, attention should be paid to the site and its setting in terms of density, grain, scale and form, as well as the architectural design of the buildings, and to the landscaping around them.
- 10.36 Paragraph D.22 advises that when a more vernacular character is adopted for a new building, the style should be carefully researched in order to reflect the qualities of the traditional architecture of the area, including materials, proportions and roof forms, as well as the siting, scale and detailed design of features.
- 10.37 The Fairford Character Design Assessment identified the application site as falling within the East End North are of the town, paragraph 4.8.4 stating that: 'It is likely that the barns and workshops of what was the East Gloucestershire engineering were once attached to the farm. These latter were very much working buildings, until very recently servicing the agricultural community ... They are made for a wide variety of materials including corrugated iron, blockwork (probably reconstituted stone), natural stone etc.'
- 10.38 Paragraph 4.13.3 states that: 'East Gloucestershire Engineering was, until recently, a sliver of light industrial enterprise, a reminder of the area's busy, rural past'.
- 10.39 The layout of the development takes the form of buildings fronting a back lane, which, for pedestrians, forms a through route, and therefore avoiding the suburban character of a cul-de-sac, and it is therefore considered acceptable.
- 10.40 It is also noted that, compared to the withdrawn application submitted in 2022, the total number of units is reduced from seven to five, to include one conversion and four new builds, in addition to a carport. The lower density and reduced pressure on the site is welcome.

Unit 1

- 10.41 This corresponds to Unit 7 in the earlier application. The design is very similar, although the orientation has shifted slightly. The only comments raised previously were that the windows should be subdivided, which has now been addressed, and that the lintels should be oak-faced, rather than stone. These amendments have been made such that the design of this property is considered acceptable.

Units 2 and 3

- 10.42 These correspond to Units 5 and 6 in the previous application. The location and design are almost the same, and it is considered that they form a fairly typical pair of late vernacular cottages, advising that, given the length of the roof, there should be chimneys

at the gable ends, which has now been addressed. In addition, the design of the windows has been amended to add a single, horizontal glazing bar should to each light.

Unit 4

- 10.43 Unit 4 comprises the building that the Council have identified as a Non-Designated Heritage Asset (NDHA). This is proposed to be retained and converted into a dwelling. The design has been amended to respond to these concerns over the appearance of the building, and now presents a far simpler, more rural-industrial, less fussy appearance. The rear wing would utilise brick and horizontal boarding; this would (subject to samples) reflect both the industrial character of the site, and the current mix of materials used here, a character specifically identified in the Fairford Character Design Assessment. The proposed works to this NDHA appear reasonable.

Unit 5

- 10.44 Unit 5 replaces Units 1 and 2 from the previous application, and is different in both design and position. The design has been amended to remove a two of three gablets to the front façade of the building, as this was not considered to be typical of local vernacular. Subject to this amendment, the design is considered acceptable.

Car port

- 10.45 This structure is located opposite the NDHA towards the southern boundary of the site, nearest to the listed buildings. Therefore a more subtly industrial approach to its appearance and materials is considered reasonable, as this helps prevent the development from appearing confused, but keeping a more light-industrial character to the southern part of the site, but a late-vernacular character to the northern part.
- 10.46 The roof of the car port would have the entire roof covered in a photovoltaic roof covering, and electric vehicle charging points within the building. In addition, the proposed bin and cycle storage structures are considered appropriate.
- 10.47 The scheme is considered to provide a reasonable mix of house sizes in accordance with Local Plan Policy H1.
- 10.48 In view of the condition of the site and, apart from the NDHA to be retained as Unit 4, the appearance of the existing building upon the site, it is considered that the proposed redevelopment for residential use would lead to less than substantial harm to the significance of the designated heritage assets, including the listed buildings to the south and the conservation area. When weighing this harm against the public benefits of the proposal, i.e. the provision of housing, it is considered that the requirements of paragraph 208 of the NPPF are addressed.
- 10.49 In summary, the amendment made to the proposal are considered to have addressed Officers concerns with regard to the design, and therefore the proposal is considered to

be in accordance with Policies EN2, EN10 and EN11 of the Local Plan, the design policies within the Fairford Neighbourhood Plan, which cross-reference Policy EN2 and the Cotswold Design Code (Appendix D) in the Local Plan, in addition to Section 16 of the NPPF.

(c) Landscape impact

- 10.50 Policy EN2 of the Local Plan states that development will be permitted which accords with the Design Code (Appendix D). Proposals should be of a design quality that respects the character and distinctiveness of the locality.
- 10.51 Policy EN4 of the Local Plan states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of the Cotswold District or neighbouring areas. This policy requires that proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness.
- 10.52 They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, settlement patterns and heritage assets.
- 10.53 Policy INF7 of the Local Plan states that development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure. Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).
- 10.54 Paragraph 180 of the National Planning Policy Framework requires the planning system to recognise the intrinsic character and beauty of the countryside.
- 10.55 Consideration must also be given to the design guidelines within the Fairford Neighbourhood Development Plan (NDP) 2020-2031.
- 10.56 The site is not located within a designated landscape area. The Cotswolds National Landscape (formerly the Area of Outstanding Natural Beauty (AONB)) is located to the north of the site, whilst the boundary of the Coln Valley Special Landscape Area (SLA) lies approximately 215m to the north-west.
- 10.57 The site is located within Landscape Character Type (LCT) 'River Basin Lowland' and Landscape Character Area (LCA) 'TV 1C Fairford and Lechlade' as defined by the 'Gloucestershire Landscape Character Assessment, January 2006'. The River Basin Lowland LCT is described as "...a broad low lying area of pastoral land interspersed with an extensive wetland environment of rivers, streams and ditches and numerous areas of open water associated with restored gravel extraction areas..." and "The settlement pattern varies from generally sparsely settled areas with intermittent dispersed farms, to large nucleated villages and the small market town of Lechlade on Thames".

- 10.58 Changes to the site may be perceived at the southern entrance onto the site from the main road (A417). It is considered that the containment provided by the built surrounds and mature intervening vegetation would restrict views from the wider context.
- 10.59 In landscape terms the principle is acceptable, the proposal seeks to re-develop an existing brown field site which is enclosed by existing development including a road and associated gardens to three boundaries, with an area of trees subject to a Tree Preservation Order to the north. As such any development of this area would be contained and public views largely unaffected.
- 10.60 Therefore, it is considered that the proposal would be an acceptable addition to the townscape and considering views within the town.

(d) Residential amenity

- 10.61 Policy EN2 and the Cotswold Design Code require consideration of the impact of development in terms of residential amenity, which is also referred to within paragraph 135 (f) of the NPPF.
- 10.62 There are residential properties adjoining the site beyond the south-western and north-eastern boundaries, however the distance from any proposed windows to these boundaries is considered acceptable in terms of any overlooking. The three rooflights to the eastern elevation of Unit 4 are at a height relative to the first floor level that would preclude overlooking (1.75m), whilst the first floor side window to Unit 3 is to a shower room and would be fitted with obscure glazing. In addition, the redevelopment of the site would remove an otherwise non-conforming use from within a primarily residential area, removing any potential for noise and disturbance should this use be recommenced.
- 10.63 In light of the above, the impact on residential amenity, in terms of overlooking and any impact upon privacy, is considered acceptable and the scheme would accord with Policy EN2 and Appendix D of the Local Plan and paragraph 135 (f) of the NPPF.

(e) Highway safety

- 10.64 Local Plan Policy INF3 (Sustainable Transport) supports development that actively supports travel choices with priority to walking and cycling and access provided to public transport. Links with green infrastructure, PROWs and wider cycle networks should be provided. Development that would have a detrimental effect on the amenity of existing infrastructure will not be permitted.
- 10.65 Local Plan Policy INF4 (Highway Safety) supports development that is well integrated with the existing transport network and beyond the application site, avoiding severance resulting from mitigation and severe impact upon the highway network. Developments that create safe and secure layouts and access will be permitted.

- 10.66 Local Plan Policy INF5 (Parking Provision) seeks to ensure sufficient parking provision to manage the local road network.
- 10.67 Section 9 of the NPPF advocates sustainable transport, including safe and suitable accesses to all sites for all people. However, it also makes it clear that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network are severe.
- 10.68 The Highway Authority is of the opinion that the proposed access would represent a betterment over the existing situation and therefore do not object to the site being accessed from that point. Previous concerns regarding the use of the connection to Lower Croft have been addressed by the addition of two short, free standing lengths of wall which will ensure that route is only usable by pedestrians and cyclists.
- 10.69 The proposed car parking on the site is tight but it has been demonstrated by the submission of an AutoTRACK analysis that it will work and will not result in manoeuvres on the highway resulting in a detriment to highway safety. Visibility from the proposed access has been deemed acceptable for the speeds of vehicles on the carriageway at this point.
- 10.70 The site is in a sustainable location within easy walking distance of the facilities in the town, as well as public transport nodes. There would be a total of 11 car parking spaces provided, including garages and 1 visitor space, which is considered to be acceptable in view of the town centre location of the site. Therefore, the scheme is considered to accord with Policies INF4 and INF5 of the Local Plan, and Section 9 of the NPPF.

(f) Biodiversity and North Meadow SAC

- 10.71 An Ecological Survey has been provided with the application, which the Biodiversity Officer considers to be acceptable subject to the conditions recommended, which include compliance with the recommendations of the report, and the provision of bat roosting and bird nesting opportunities.
- 10.72 The site is located within the Outer Zone of Influence for the North Meadow Special Area of Conservation (SAC). As such, the applicant is required to make a financial contribution, secured by a S.111 Legal Agreement, to mitigate the impact of increased visitor pressure upon this internationally designated wildlife site. This payment has been received, such that Natural England are raising no objection to the proposal.

(g) Trees

- 10.73 Having regard to Policy EN7 of the Local Plan, and as referred to above, the area to the north of the site benefits from trees subject to a Tree Preservation Order. An arboricultural report has been provided with the application, to illustrate how these existing trees would be retained and protected during the course of the development.

10.74 The advice of the Tree Officer is that the details submitted are acceptable, subject to the conditions recommended.

(h) CIL

10.75 This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

11. Conclusion:

11.1 The principle of residential development is considered acceptable, being within the settlement boundary defined for Fairford, and accords with the policies in the Development Plan and the NPPF.

11.2 The recommendation is for planning permission to be granted.

12. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing numbers: 1.12.2018-28-C; 29-B; 30-B; 31-C; 32-B; 33-B; 34-A; R403-02-A; R403-03-A; R403-04-A and R403-05.

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

3. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies EN2 and EN11, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and

the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies EN2 and EN11, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

5. Prior to the construction of any external wall of the development hereby approved, the cladding of the bin and bicycle stores, including final colour/finish, shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies EN2 and EN11, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

6. All windows and doors, shall be of timber construction and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

7. No windows, dormers, railings or bollards shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections, and details of their colour/finish. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

8. All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

9. The new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/are located and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

10. New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

11. Where excavations or surface treatments are proposed within the root protection areas (RPA) of retained trees and hedgerows, full details shall be submitted to and approved in writing by the local planning authority before any development starts. The RPA is defined in BS5837:2012. Details shall include the proposed locations of excavations and/or surface treatments, proposed methods & specifications of excavations and/or surface treatments and any post excavation remedial works. All excavations or surface treatments shall be carried out in accordance with the approved details.

Reason: To prevent damage to or loss of trees having regard to Policy EN7 of the Cotswold District Local Plan.

12. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved details specified in Certhia Consulting Ltd Arboricultural Method Statement (Lower Croft Mews July 2022) before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the Local Planning Authority.

Reason: To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area.

13. Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The details shall include a management plan setting out the maintenance of the drainage assets. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the Management Plan thereafter. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The Cotswold Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur

14. The development shall be completed in accordance with the recommendations in Section 4 of the consultancy report (Ecological Appraisal, All Ecology, dated December 2021). All the recommendations shall be implemented in full, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure biodiversity is protected in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the revised National Planning Policy Framework (in particular Chapter 15), Policy EN8 of the Cotswold District Local Plan and in order for the Council to comply for Part 3 of the Natural Environment and Rural Communities Act 2006.

15. Before the erection of any external walls, details of the provision of integrated bat roosting features (e.g. bat boxes/tubes/bricks on south or south-east facing elevations) and integrated nesting opportunities for birds (e.g. house sparrow terraces, starling boxes, swift bricks or house martin nest cups on the north or east-facing elevations) within the walls on the new buildings, as well as hedgehog gaps/holes within new fences/walls, shall be submitted to the local planning authority for approval. The details shall include a drawing showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwellings hereby approved are first occupied and thereafter permanently retained.

Reason: To provide additional opportunities for roosting bats, nesting birds and hedgehogs as biodiversity enhancements in accordance with paragraphs 174, 179 and 180 of the revised National Planning Policy Framework, Policy EN8 of the local plan and Section 40 of the Natural Environment and Rural Communities Act 2006.

16. Prior to the erection of any external walls of the new dwelling hereby permitted, details of the energy efficiency measures to be introduced into the development shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed in the development fully in accordance with the approved details prior to the occupation of the dwelling hereby permitted.

Reason: In order to ensure the creation of an energy efficient development that addresses the impact of climate change.

17. The development hereby permitted shall not be first occupied until the electric vehicle charging points shown on drawing no. 1.12.2018-33-B have been installed. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and Manual for Gloucestershire Streets. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging points shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable travel and healthy communities in accordance with Policy INF3 of the Cotswold District Local Plan.

18. Prior to the first occupation of the development hereby approved the first floor shower room window in the side elevation of Unit 3 shall be fitted with obscure glazing (and shall be non opening) and shall be permanently retained as such thereafter.

Reason: To protect the privacy of the occupants of neighbouring dwellings in accordance with Cotswold District Local Plan Policy EN2.

19. No development shall take place until a desk study has been produced to assess the nature and extent of any contamination, whether or not it originated on site, the report must include a risk assessment of potential source-pathway-receptor linkages. If potential pollutant linkages are identified, a site investigation of the nature and extent of contamination must be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the Local Planning Authority before any development begins. If any significant contamination is found during the site investigation, a Remediation Scheme specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any development begins.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority a Verification Report confirming that all works were completed in accordance with the agreed details.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To ensure any contamination of the site is identified and appropriately remediated in accordance with Cotswold District Local Plan Policy EN15 and Section 15 of the NPPF.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions, windows, rooflights or other alterations shall be erected, constructed or sited within Plot 4 other than those permitted by this Decision Notice.

Reason: To ensure that the character and appearance of the existing building and the site is maintained and in the interests of residential amenity in accordance with Cotswold District Local Plan Policy EN2.

21. Prior to any part of the development hereby authorised being brought into beneficial use the sections of wall restricting the use of the connection to Lower Croft shall be constructed and once any part of the development is occupied shall be maintained as such thereafter.

Reason: To ensure a satisfactory means of access is provided and maintained in the interests of highway safety and in accordance with Cotswold District Local Plan Policy INF4.

22. Prior to any part of the development hereby authorised being brought into beneficial use the access, parking and turning areas shown on the submitted plans shall be laid out, constructed, hard surfaced, marked out and positively drained to ensure no surface water runs onto the highway and once any part of the development is occupied shall be maintained as such thereafter.

Reason: In the interests of highway safety, and in order to ensure that the development complies with Cotswold District Local Plan Policy INF4.

23. Prior to any part of the development hereby authorised being brought into beneficial use the visibility splays shown on the submitted plans shall be cleared of all obstructions to visibility greater than 0.6m above the carriageway level and once any part of the development is occupied shall be maintained as such thereafter.

Reason: To ensure that adequate visibility is provided for the duration of the use and maintained in the interests of highway safety in accordance with Cotswold District Local Plan Policy INF4.

Informatives:

1. Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL
2. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;
 - Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
 - Code for sustainable homes - A step-change in sustainable home building practice

- The local flood risk management strategy published by Gloucestershire County Council, as per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
 - CIRIA C753 SuDS Manual 2015
 - The National Flood and Coastal Erosion Risk Management Strategy for England, produced by the Environment Agency in July 2020, pursuant to paragraph 9 of Section 7 of the Flood and Water Management Act 2010.
 - Updated Planning Practice Guidance on Flood Risk and Coastal Change, published on 25th August 2022 by the Environment Agency - <https://www.gov.uk/guidance/flood-risk-and-coastal-change>
 - Non-statutory technical standards for sustainable drainage systems (March 2015)
3. If a protected species (such as any bat, great crested newt, dormouse, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. If the discovery can be dealt with satisfactorily by the implementation of biodiversity mitigation measures that have already been drawn up by your ecological advisor and approved by the Local Planning Authority then these should be implemented. Otherwise a suitably experienced ecologist should be contacted and the situation assessed before works can proceed. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.
4. The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk

This page is intentionally left blank

ROAD
ROAD SURFACE TO ROLLED LIMESTONE CHIPPINGS IN TARMAC
TUMBLER RECON BLUE SETTS WITH DISHED
CULVERS CAST IRON DRAIN COVERS AND
RECON STONE DELINEATION EDGING.

PRIVATE PARKING
ALL PARKING AREAS TO BE FINISHED IN
RECON. BLUE PAVEMENT WITH RECON STONE
DELINEATION EDGING. ALL PARKING SPACES
TO BE MIN. 2400mm WIDE X 4800mm LONG.

BOUNDARY WALLS
TO BE EITHER AS EXISTING OR NEW
1200mm HIGH DRY STONE WALLS WITH
CORKS AND HENS TOP COURSE.
ALSO TO BLOCK EXISTING ACCESS

BOUNDARY FENCES
ALL FENCING TO BE BLACK METAL
HOOP RAILINGS WITH PLAIN GATES
FORM TO FRONTAGES OF UNITS 1, 2, 3 AND 5.
AND TO GARDENS OF UNITS 1, 2 AND 3.

EXISTING ROAD
EXISTING SURFACE
TO BE AS EXISTING TARMAC RETAINED
IN SITU.

BOLLARDS
ALL BOLLARDS TO BE BLACK
PAINTED CAST IRON
FITTING FILLET TO BUILDING CORNERS

PLANTING
FRONTAGE PLANTINGS TO BE CONTAINER
PLANTINGS OF DWARF VARIETIES.
MINIMAL PLANTINGS TO GARDENS

VEHICULAR ACCESS
ALL TO COUNTY HIGHWAY STANDARDS
AND SURFACED IN TARMAC.

STATUTORY SERVICES
ALL EXISTING SERVICES TO BE REPOSITIONED/REMOVED
TO SATISFY AUTHORITY DETAILING PARTICULARLY
ELECTRIC/TELEPHONE POLES AND OVERHEAD WIRES.

CDM NOTES: ALL WORKS TO BE CARRIED OUT BY COMPETENT CONTRACTOR(S)
WORKING TO AN APPROVED SAFE SYSTEM OF WORK INCLUDING A DETAILED
RAMS DOCUMENT IN ADDITION TO THE SAFE MITIGATION OF HAZARDS
NORMALLY ASSOCIATED WITH THESE TYPES OF WORK

Client **W. RISBY LTD**

Address **LOWER CROFT MEW
LONDON ROAD
FAIRFORD
GLOS
GL7 4AS**

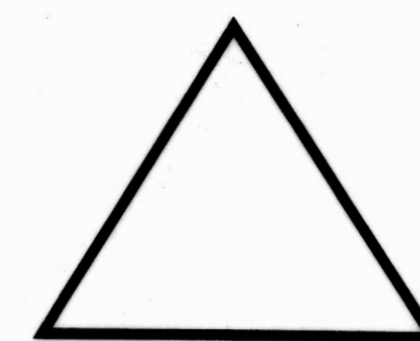
Project **REDEVELOPMENT**

Title **SITE PLAN**

Amendments Date By

A) AMEND UNIT 5 ROADSIDE MATES J.P.
B) UNIT 1 BUILDING SUEZS NB
C) REMOVE WHITE PICK SUEZS NB
D) REMOVE RAILING SUEZS NB
E) UNIT 4 CARAGE REMOVED + AMEND PARKING SUEZS NB
F) UNIT 4 CARAGE REMOVED + AMEND PARKING
G) SHOW VISITOR PARKING
H) PRIVATE PARKING NOTE - SUEZS NB
I) REMOVE BOLLARDS + SHOW WALL
J) REMOVE BOLLARDS + SHOW WALL
K) HILL TO COUNTY HIGHWAYS REQUIREMENTS
L) BOLLARD MITIGATION REMOVED

1. Do not scale off drawing (except for planning purposes only).
Check all dimensions on site and only use figured dimensions.
2. Inform designer of any changes or deviation of designs.
3. Check site conditions prior to commencement of work.
4. To be read in conjunction with other consultants drawings.
5. Copyright Abberley Design Ltd. Must not be reproduced without
their written consent.



Abberley Design Ltd
architectural solutions

Unit 4 Butts Farm Courtyard
Poulton Gloucestershire GL7 5HY
Tel: 01285 644460
Email: admin@abberleydesign.co.uk

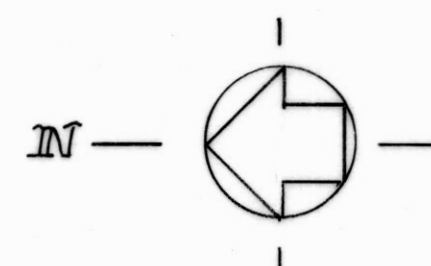
Drawing no **12.2018-28.F**

Date **DEL 2022**

Scale **1:100**

Notes

0 1 5m



This page is intentionally left blank

RECON. STONETILES Laid IN DIMINISHING COURSES
TRADITIONAL FLUSH EAVES
CHOPPED AND POINTED VERGES

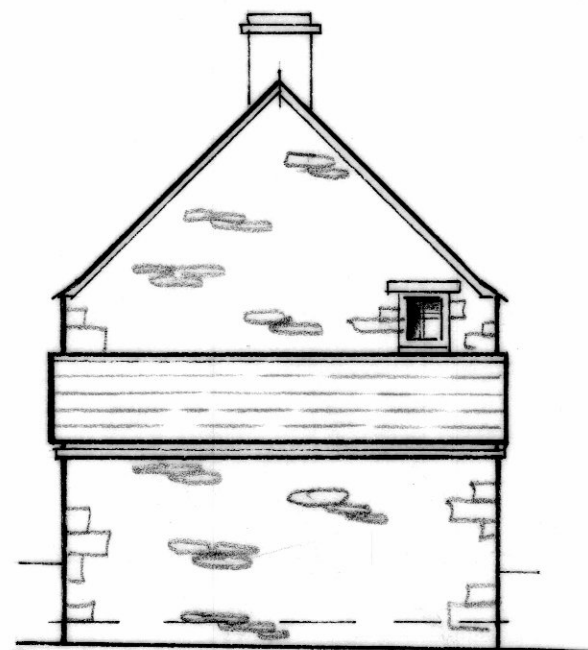
BLACK
PAINTED METAL
R.W. GOODS

NATURAL MIXED
STONE/QUINNS.
COURSED AND
Laid IN LINE
RICH MORTAR
SANDGED PAINTED
FINISH.



SOUTH ELEVATION
1:100

NATURAL STONE
STACK



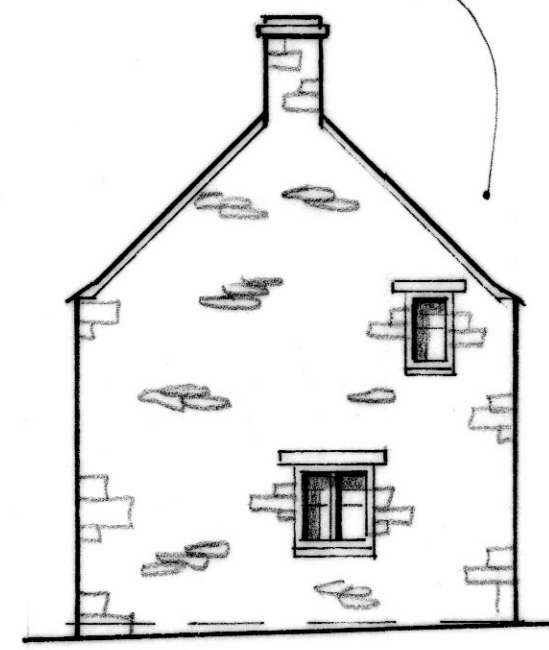
WEST ELEVATION
1:100



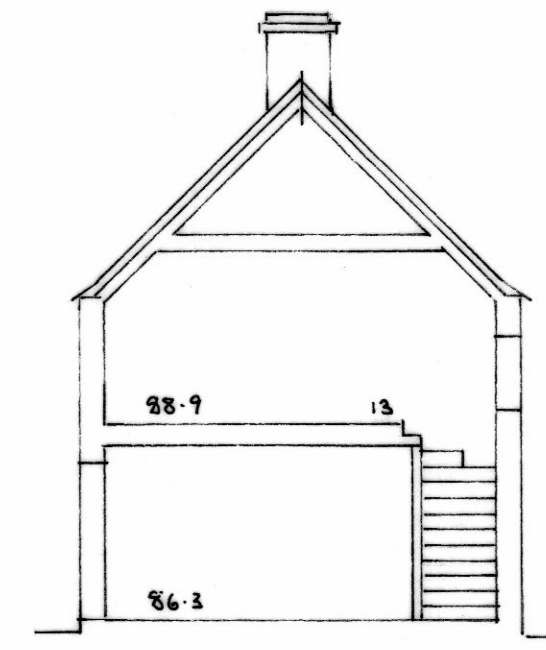
NORTH ELEVATION
1:100

CREAM COLOUR STONY CORNED
ALUMINIUM "SILVER" STONE CLUS

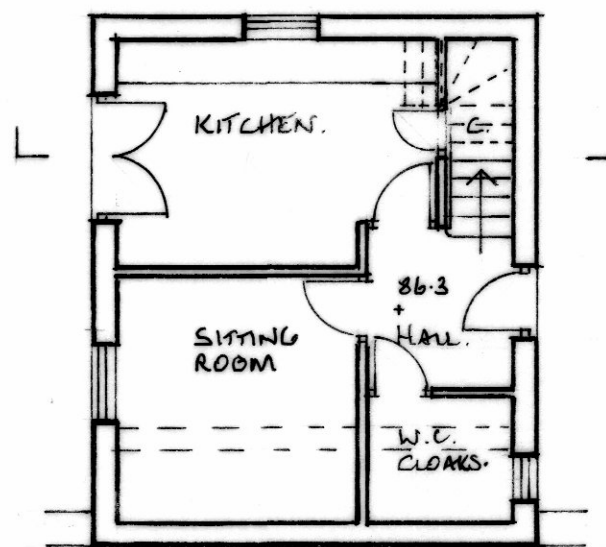
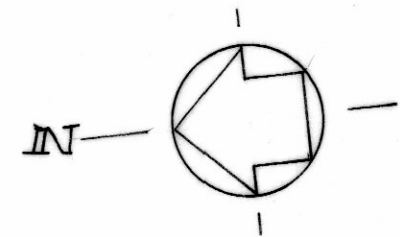
EXTERNAL OAK
LINTOLS.



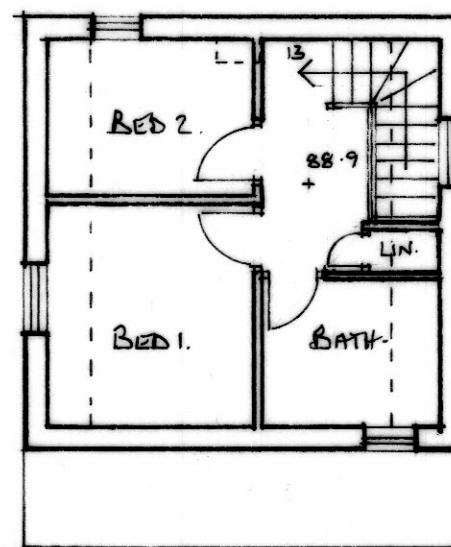
EAST ELEVATION
1:100



SECTION
1:100



GROUND FLOOR
1:100



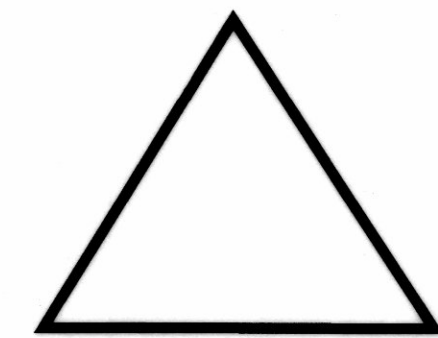
FIRST FLOOR
1:100

CDM NOTES: ALL WORKS TO BE CARRIED OUT BY COMPETENT CONTRACTOR(S)
WORKING TO AN APPROVED SAFE SYSTEM OF WORK INCLUDING A DETAILED
RAMS DOCUMENT IN ADDITION TO THE SAFE MITIGATION OF HAZARDS
NORMALLY ASSOCIATED WITH THESE TYPES OF WORK

Client **W. RISBY LTD**
Address **LOWER CROFT MEWS
LONDON ROAD
FARFORD
GLOS
GL7 4AS**
Project **REDEVELOPMENT**

Title **UNIT ONE**

Amendments
A1 DESIGN REVISIONS
B1 SHOW OAK LINTOLS
Date **3 JAN. 2013**
By **MB**
Date **11.12.2012**
By **MB**



Abberley Design Ltd
architectural solutions

Unit 4 Butts Farm Courtyard
Poulton Gloucestershire GL7 5HY
Tel: 01285 644460
Email: admin@abberleydesign.co.uk

Drawing no **1.12.2012-29**

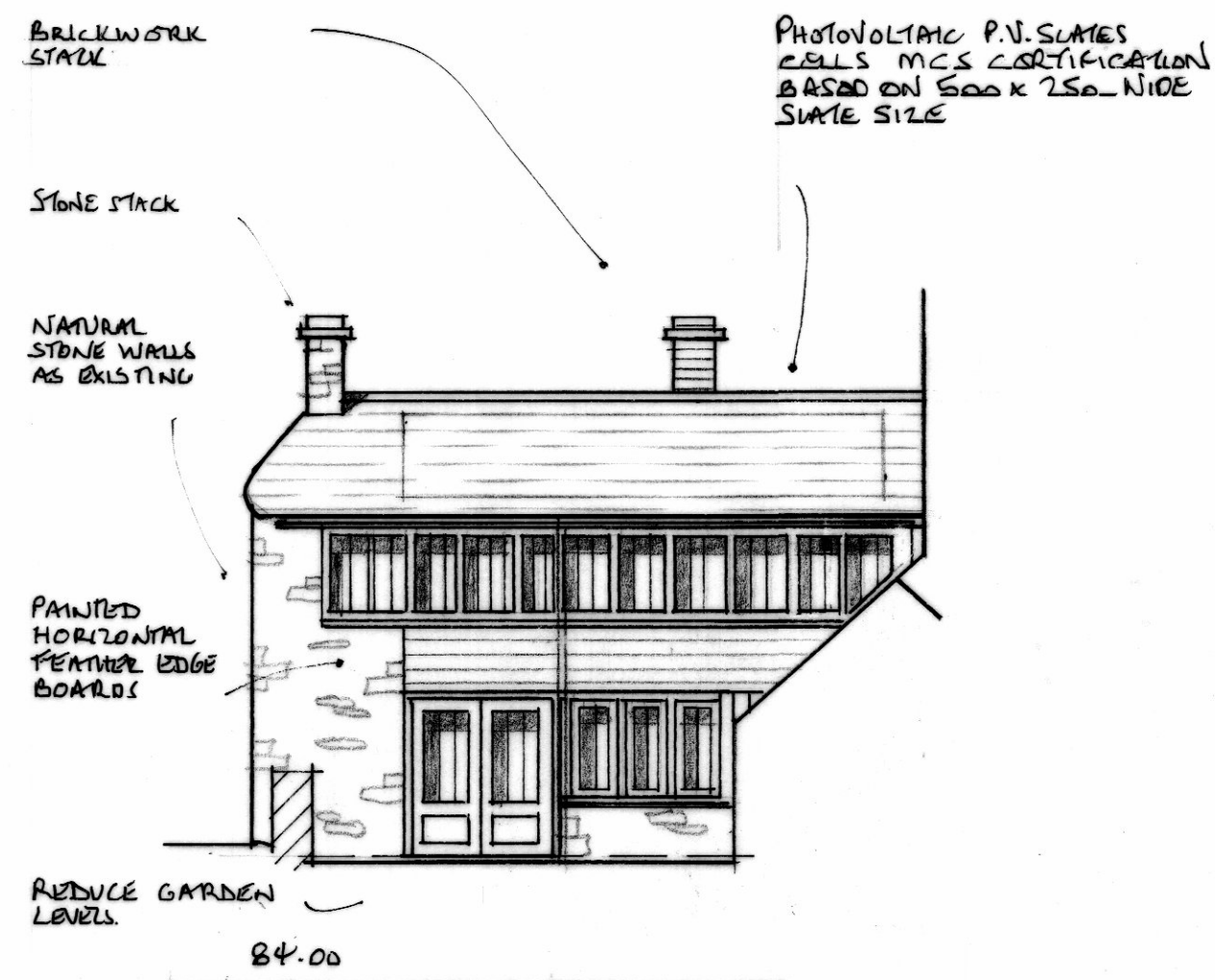
Date **3 JAN. 2013**
Scale **1:100**

Notes

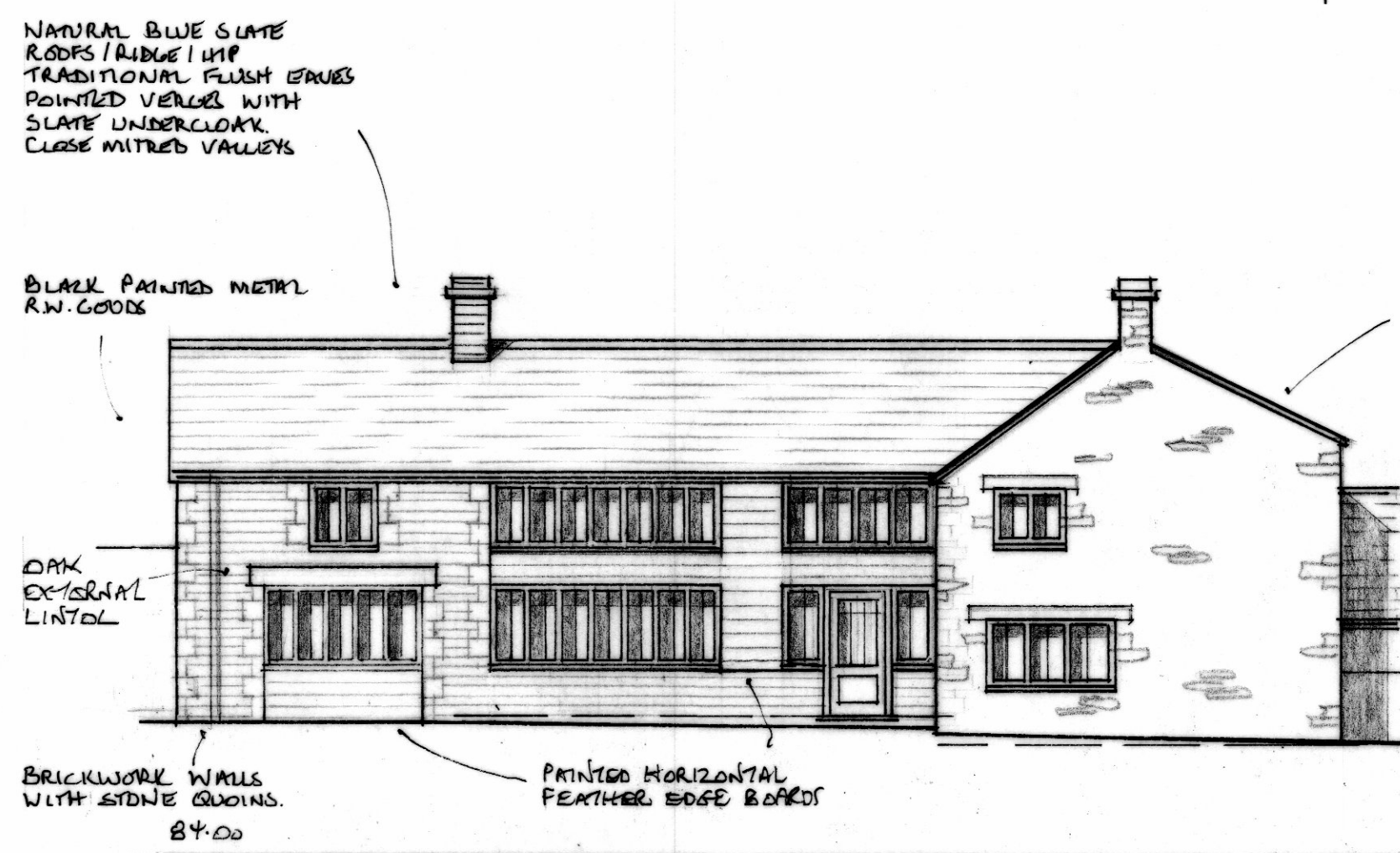
1 Do not scale off drawing (except for planning purposes only).
2 Check all dimensions on site and only use figured dimensions.
3 Inform designer of any changes or deviation of designs.
4 Check site conditions prior to commencement of work.
5 To be read in conjunction with other consultants drawings.
6 Copyright Abberley Design Ltd. Must not be reproduced without their written consent.

1:100 0 1 2 5m

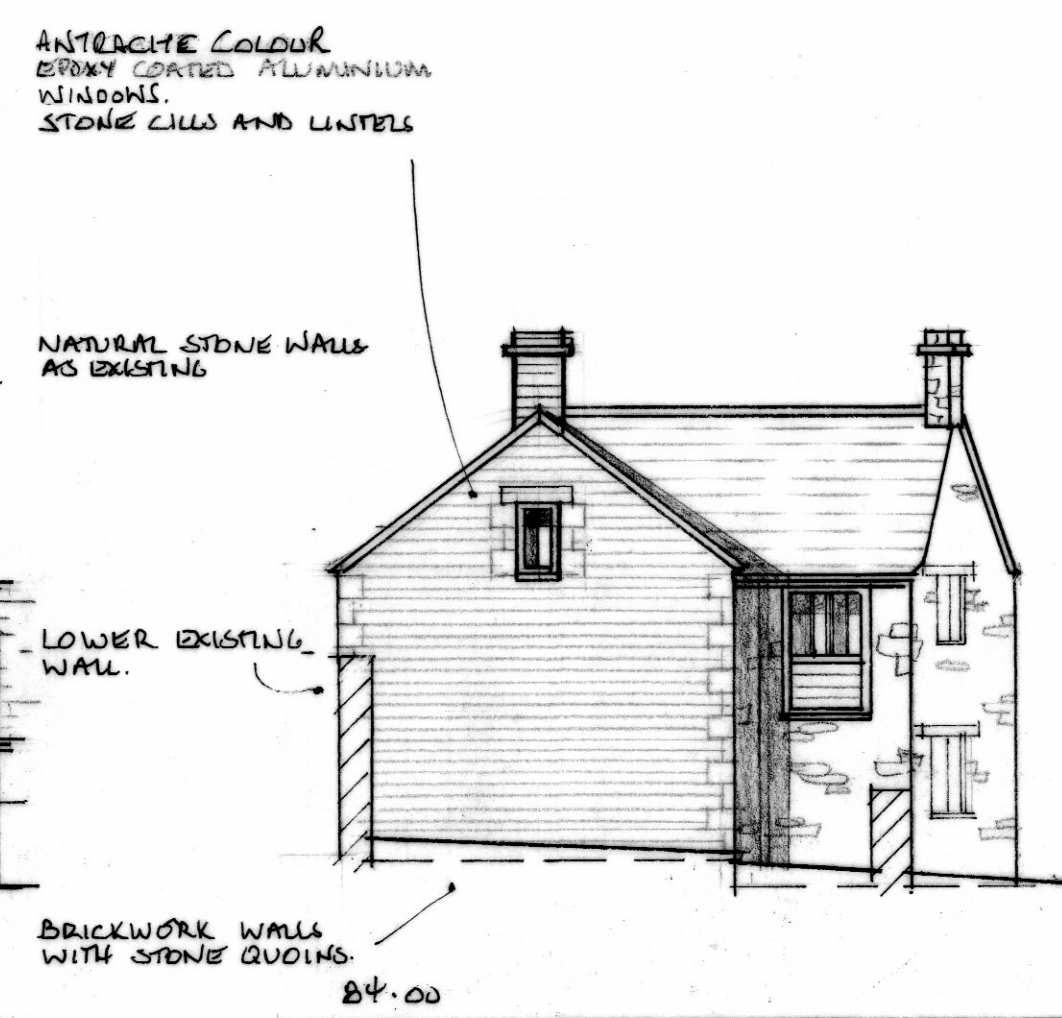
This page is intentionally left blank



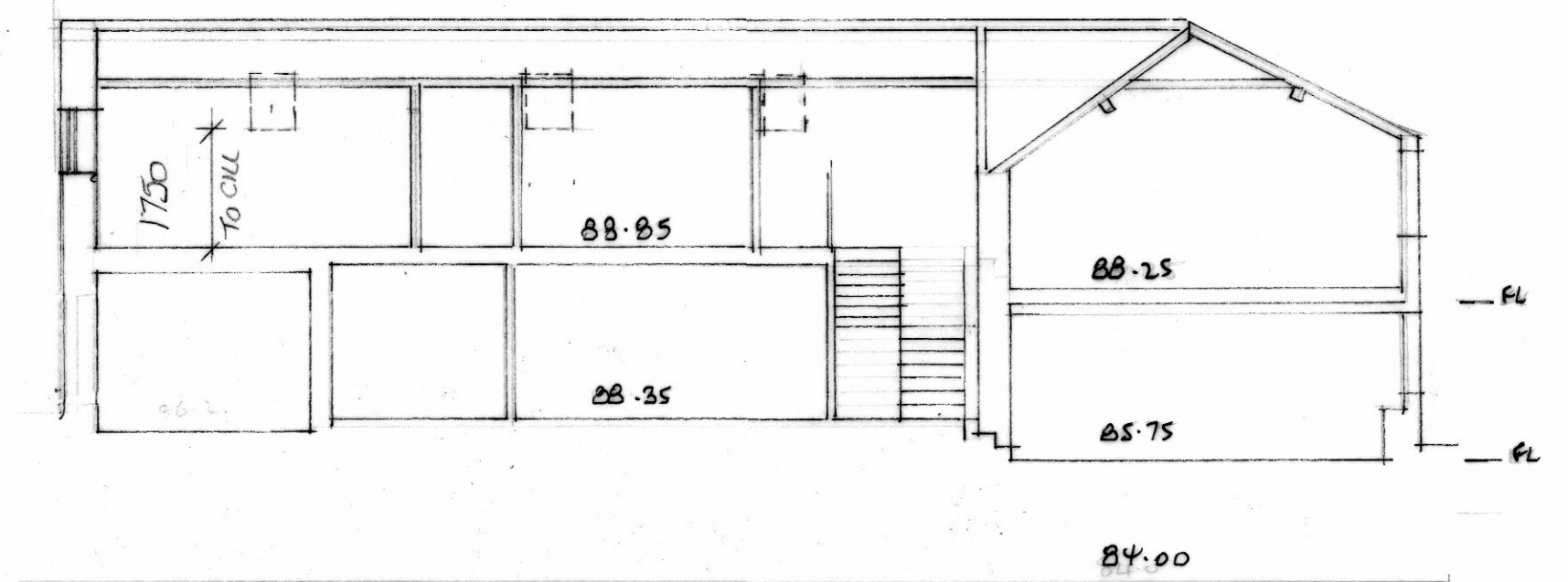
SOUTH ELEVATION
1:100



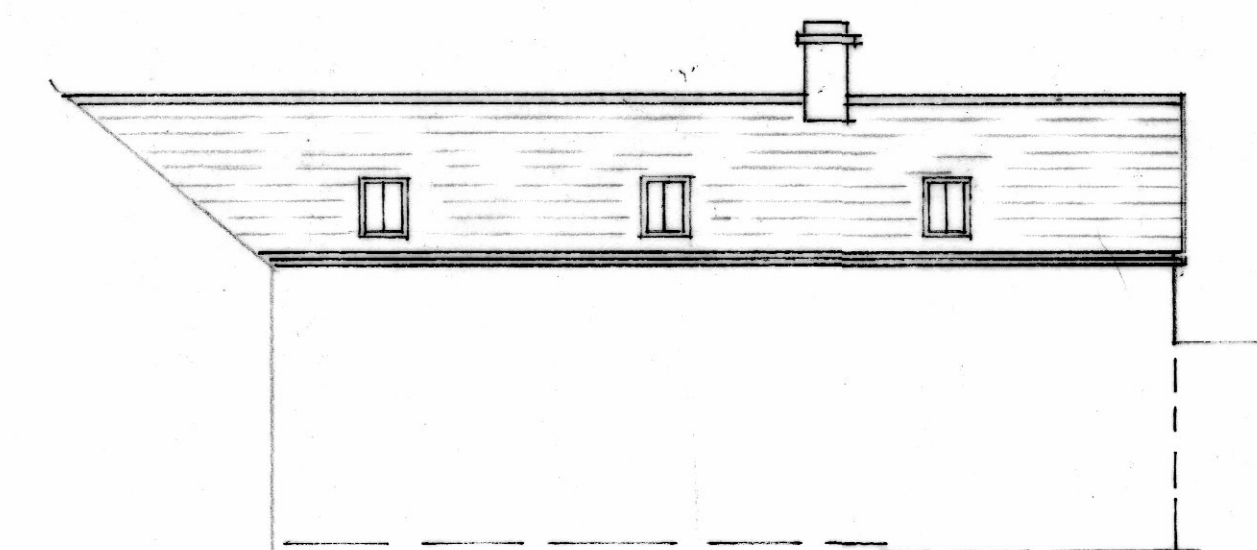
WEST ELEVATION
1:100



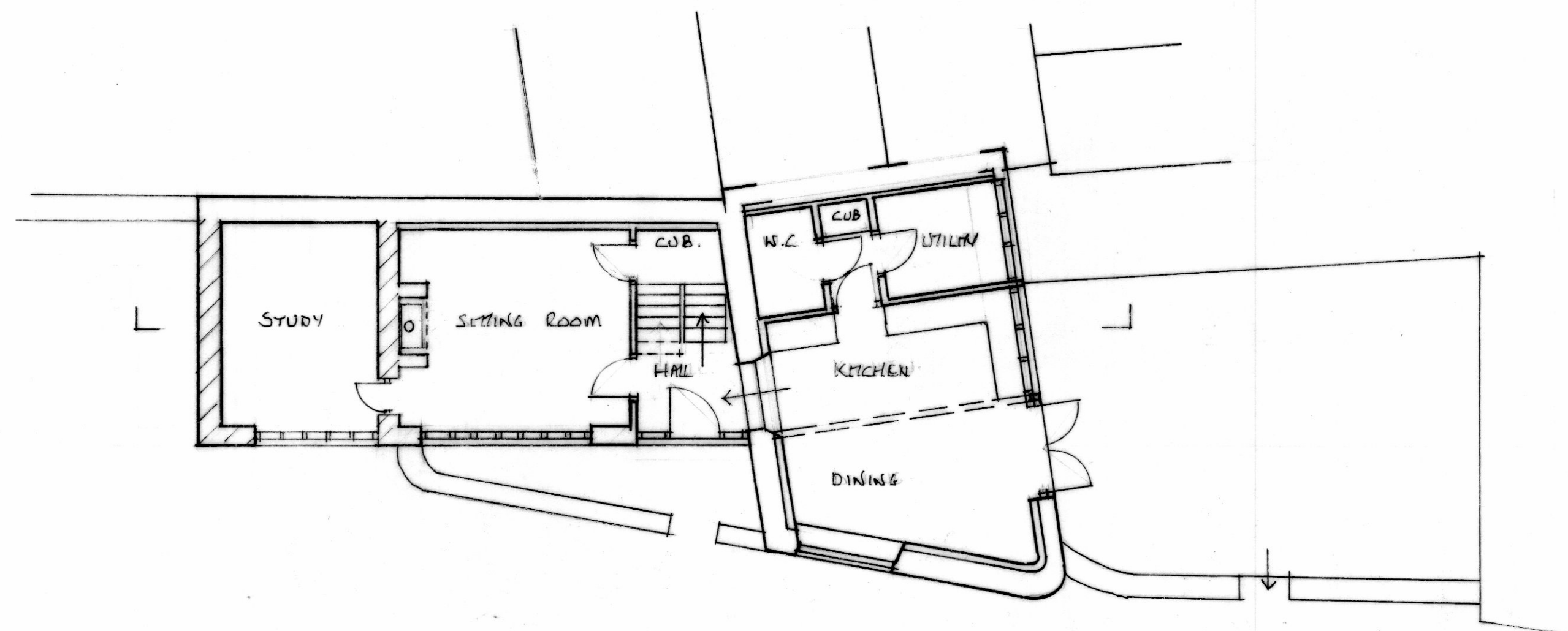
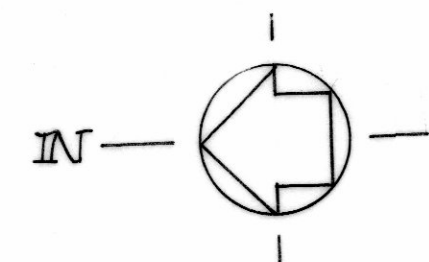
NORTH ELEVATION
1:100



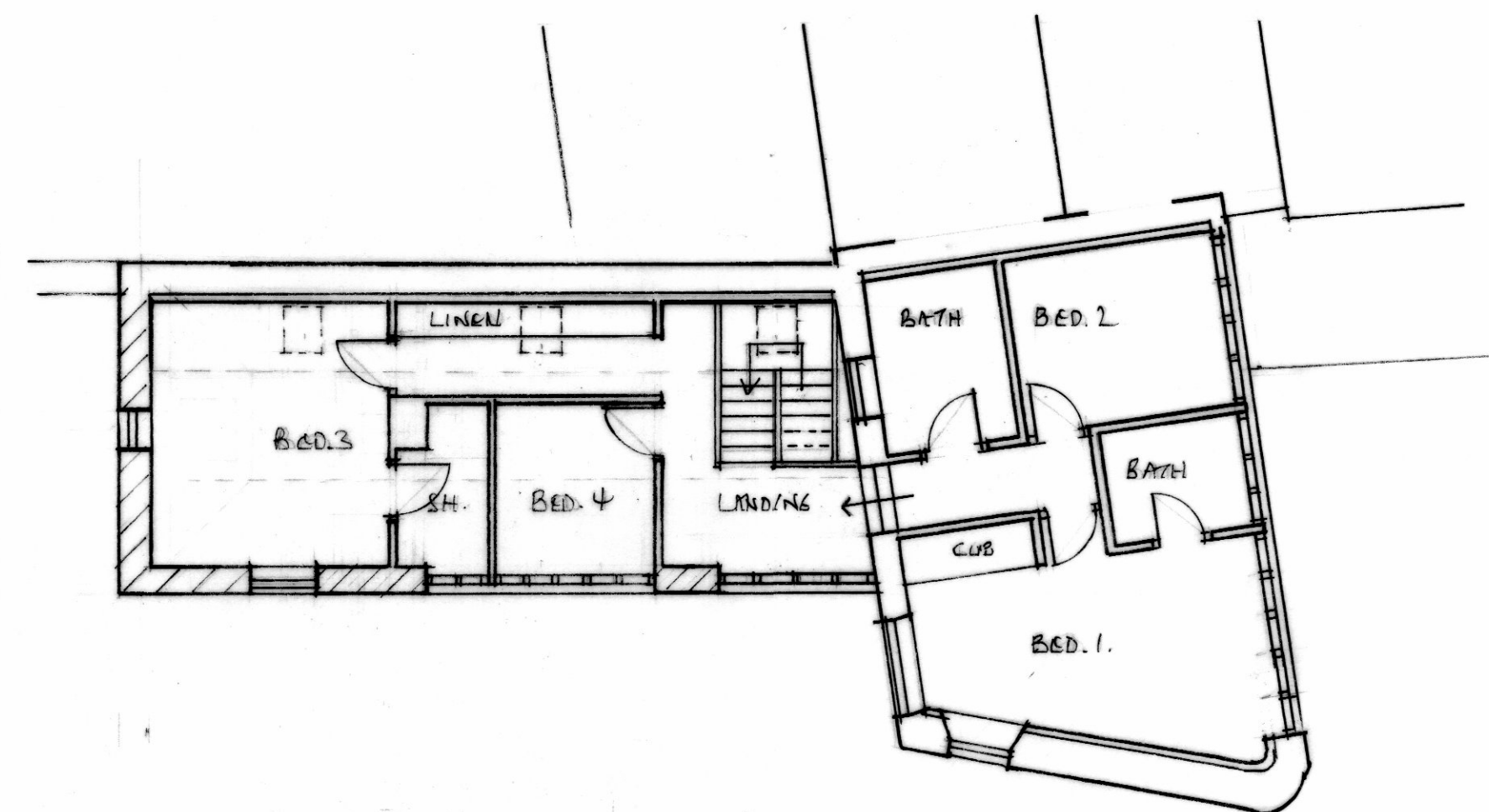
SECTION
1:100



EAST ELEVATION
1:100 (INDICATIVE)



GROUND FLOOR
1:100



FIRST FLOOR
1:100

CDM NOTES: ALL WORKS TO BE CARRIED OUT BY COMPETENT CONTRACTOR(S) WORKING TO AN APPROVED SAFE SYSTEM OF WORK INCLUDING A DETAILED RISK DOCUMENT IN ADDITION TO THE SAFE MITIGATION OF HAZARDS NORMALLY ASSOCIATED WITH THESE TYPES OF WORK

Client W. RISBY LTD.

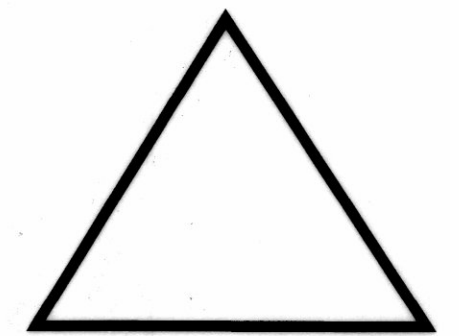
Address LOWER CROFT MEWS
LONDON ROAD
FAIRFORD
GL50
GL7 4AS

Project REDEVELOPMENT

Title UNIT FOUR

Amendments	Date	By
A/ DESIGN REVISIONS	2016.12.12	N.B.
B/ ADD P.V. CELLS	2017.03.10	J.P.
C/ REMOVE GARAGE FROM STUDY	2017.03.10	N.B.
D/ ALL CILL DIMENSION EAST ELEV.	2017.03.10	J.P.
E/ TO SECTION	2017.03.10	J.P.

1. Do not scale off drawing (except for planning purposes only).
2. Check all dimensions on site and only use figured dimensions.
3. Inform designer of any changes or deviation of designs.
4. Check site conditions prior to commencement of work.
5. To be read in conjunction with other consultants drawings.
6. Copyright Abbey Design Ltd. Must not be reproduced without their written consent.



Abbey Design Ltd
architectural solutions

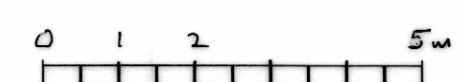
Unit 4 Butts Farm Courtyard
Poulton Gloucestershire GL7 5HY
Tel: 01285 644460
Email: admin@abbeydesign.co.uk

Drawing no 1.12.2016-31

Date JAN 2017

Scale 1:100

Notes



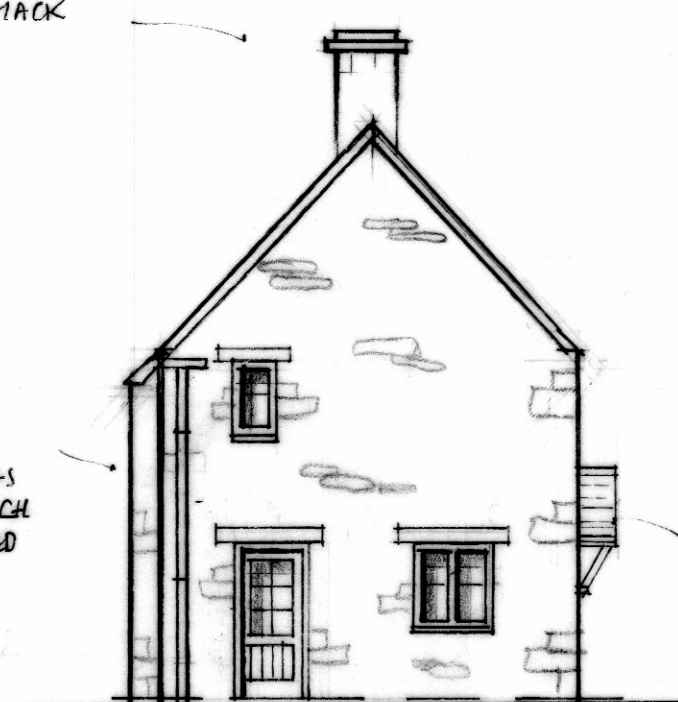
This page is intentionally left blank



NORTH ELEVATION
1:100

ASHLAR STONE STACK

NATURAL STONE
MORTAR WITH
STONE DRESSINGS
LAD IN LIME RICH
MORTAR. BAGGED
POINTED FINISH.



EAST ELEVATION
1:100

BLACK PRINTED
METAL R.W. GOOD



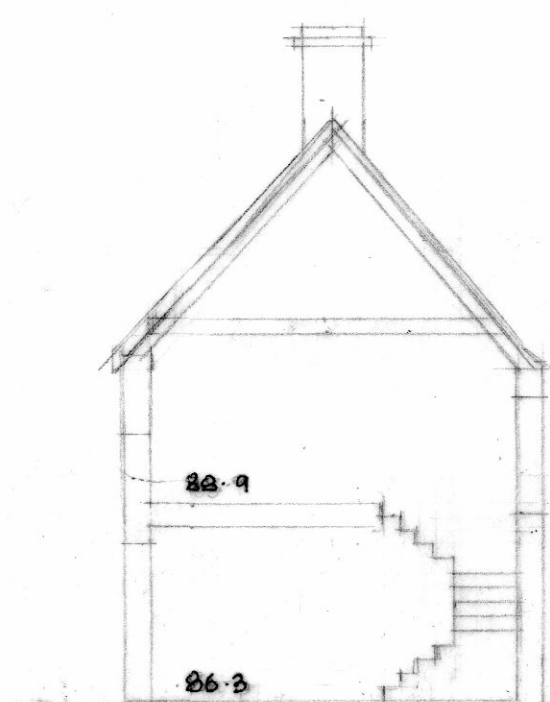
SOUTH ELEVATION
1:100

RECON. STONE TILES
LAD IN DIMINISHING
COURSES. TRADITIONAL
FLUSH BRICKS. CHIPPED
AND POINTED VARI.

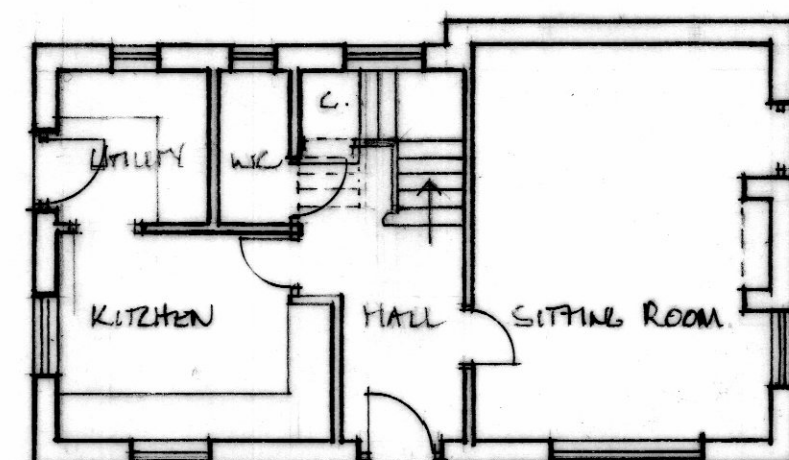
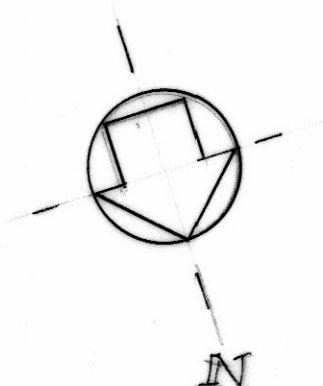
ORX FACED LINTOLS
STONE CILLS



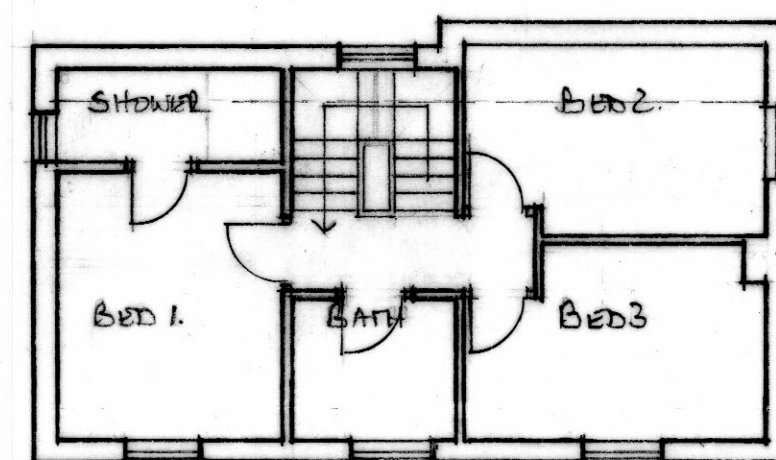
WEST ELEVATION
1:100



SECTION
1:100



GROUND FLOOR
1:100



FIRST FLOOR
1:100

CDM NOTES: ALL WORKS TO BE CARRIED OUT BY COMPETENT CONTRACTOR(S)
WORKING TO AN APPROVED SAFE SYSTEM OF WORK INCLUDING A DETAILED
RAISK DOCUMENT IN ADDITION TO THE SAFE MITIGATION OF HAZARDS
NORMALLY ASSOCIATED WITH THESE TYPES OF WORK

Client **W. RISBY LTD**

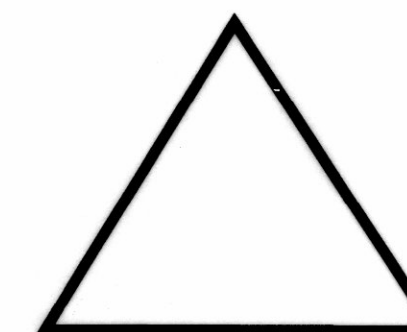
Address **LOWER CROFT MALK
LONDON ROAD
FAIRFORD
GLOS
GL7 4AS**

Project **REDEVELOPMENT**

Title **UNIT FIVE**

Amendments **A1 DESIGN ADJUSTMENTS** Date **JAN 23** By **N.B.**

**B1 AMEND DESIGN TO UNDERSTAND MATT B. J.P.
HANDOVERS (ADJUST E.V.M. GOOD)
ADD PORCH CANOPY**



Abberley Design Ltd
architectural solutions

Unit 4 Butts Farm Courtyard
Poulton Gloucestershire GL7 5HY
Tel: 01285 644460
Email: admin@abberleydesign.co.uk

Drawing no **1.12.2018-32**

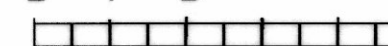
Date **MAY 2023**

Scale **1:100**

Notes

1. Do not scale off drawing (except for planning purposes only).
Check all dimensions on site and only use figured dimensions.
2. Inform designer of any changes or deviation of designs.
3. Check site conditions prior to commencement of work.
4. To be read in conjunction with other consultants drawings.
5. Copyright Abberley Design Ltd. Must not be reproduced without
their written consent.

1:100 D 1 2 S.M.



This page is intentionally left blank

RECON. STONE TILES Laid IN
DIMINISHING COURSES.
TRADITIONAL FLUSH EAVES
CHOPED AND POINTED VERTICES
CLOSE MITRED VALLEYS

CHIMNEY STACKS WITH STONE
LOWER SHAFT AND DRAEGINGS
AND BRICKWORK UPPER SHAFT.

DORMER WINDOWS
WITH RENDERED
CHIEFS AND
GARBELS

BLACK PAINTED
METAL
R.W. GUTTERS

EXTERNAL DARK
LINTOLS

NATURAL STONE
SOLDIER COURSE

NATURAL BLUE
SLATE ROOFS
TO SINGLE
STOREY
EXTENSIONS

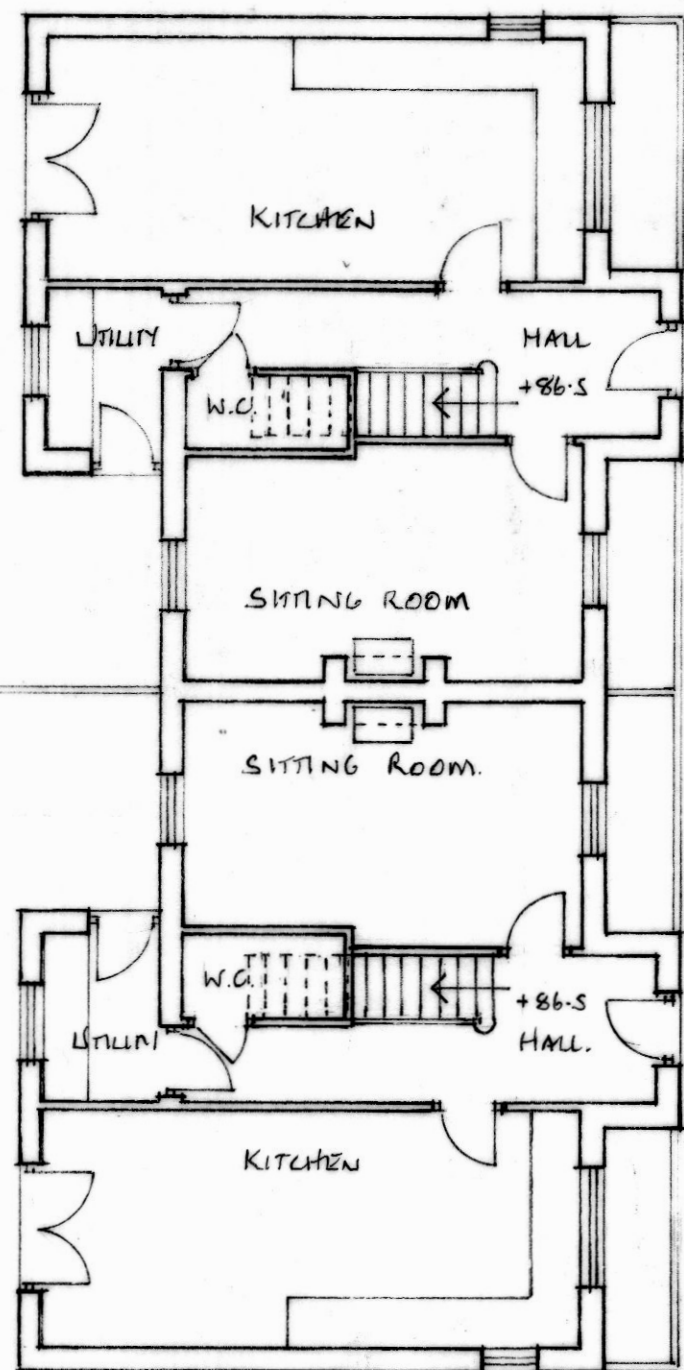
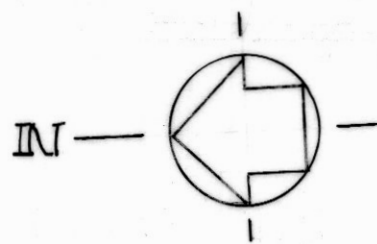
CREAM COLOURED
COATED ALUMINIUM
SOLAR STONEWORK
AND LINTOLS
BRICKWORK
ARCHES

NATURAL MIXED STONE WALLS/ROOFS
COURSED AND Laid IN GUM RICH MORTAR
BAGGED POINTED FINISH

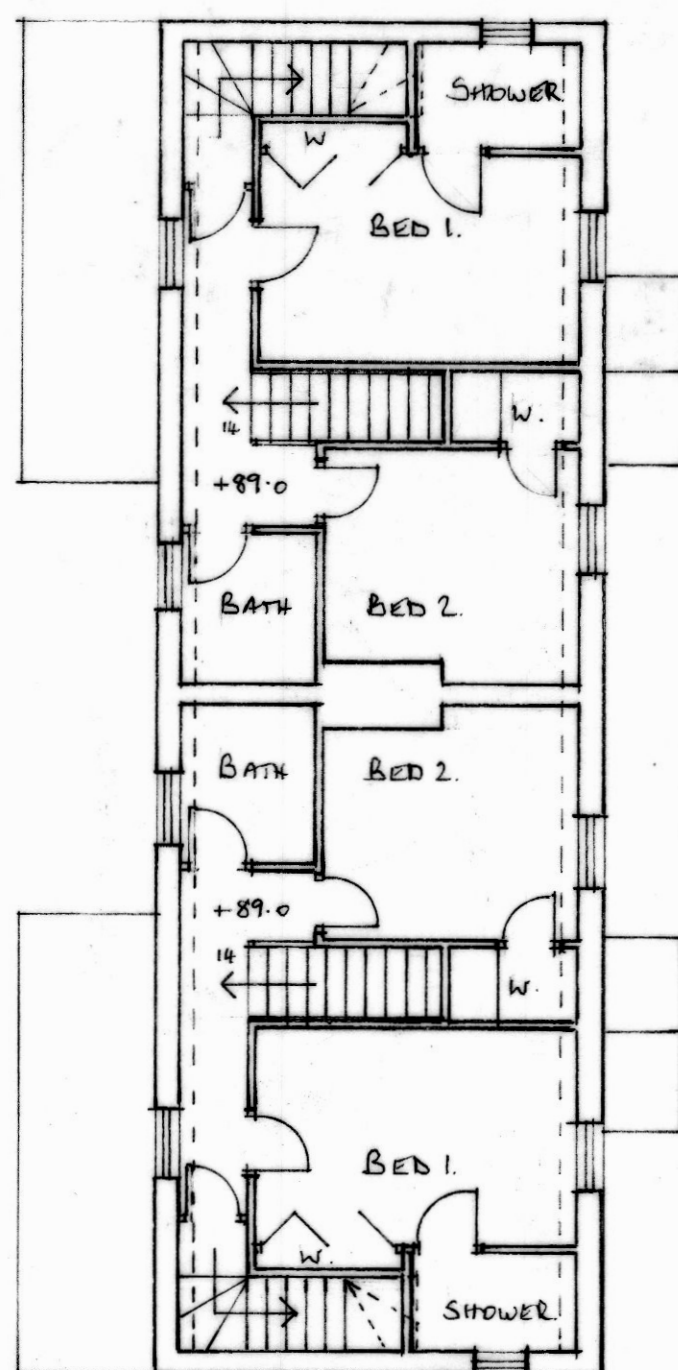
SECTION
1:100 84.0

NORTH ELEVATION
1:100

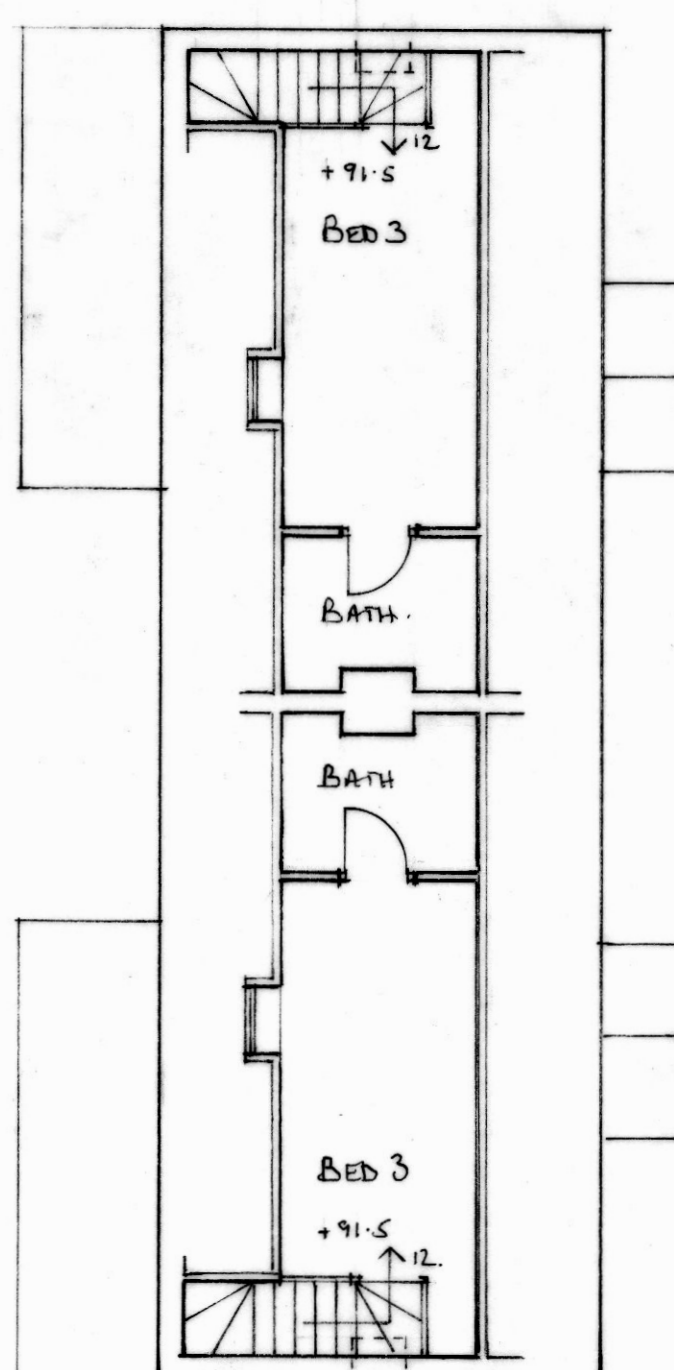
EAST ELEVATION (WEST ELEVATION HANDED)
1:100



GROUND FLOOR
1:100



FIRST FLOOR
1:100



SECOND FLOOR
1:100

CDM NOTES: ALL WORKS TO BE CARRIED OUT BY COMPETENT CONTRACTOR(S)
WORKING TO AN APPROVED SAFE SYSTEM OF WORK INCLUDING A DETAILED
RAMS DOCUMENT IN ADDITION TO THE SAFE MITIGATION OF HAZARDS
NORMALLY ASSOCIATED WITH THESE TYPES OF WORK

Client **W. RISBY LTD.**

Address **LOWER CROFT MEWS
LONDON ROAD
FAIRFORD
GLOS
GL7 4AS**

Project **RE DEVELOPMENT.**

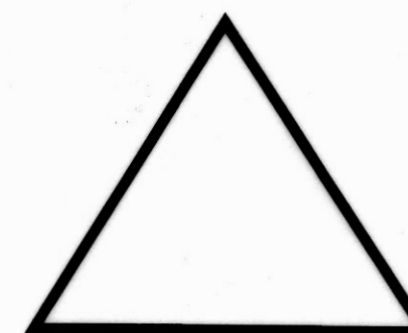
Title **UNITS 2/3**

Amendments **A1 DESIGN REVISIONS** Date **24.03.21** By **N.B.**

B1 ADD GLAZING / S HOW DARK MAY.23 J.R.
LINTOLS

Notes

1 Do not scale off drawing (except for planning purposes only).
2 Check all dimensions on site and only use figured dimensions.
3 Inform designer of any changes or deviation of designs.
4 Check site conditions prior to commencement of work.
5 To be read in conjunction with other consultants drawings.
6 Copyright Abberley Design Ltd. Must not be reproduced without
their written consent.



Abberley Design Ltd
architectural solutions

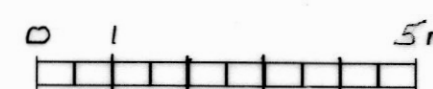
Unit 4 Butts Farm Courtyard
Poulton Gloucestershire GL7 5HY
Tel: 01285 644460
Email: admin@abberleydesign.co.uk

Drawing no **1.12.2018-30**

Date **SEPT. 2021.**

Scale **1:100**

Notes



This page is intentionally left blank







This page is intentionally left blank

Erection of two storey front extension with single storey projection, and single storey rear extension to replace existing conservatory at 15 Smiths Field Cirencester Gloucestershire GL7 1XX

Full Application 23/03336/FUL	
Applicant:	Randall
Agent:	Somerset Architectural
Case Officer:	Mark Fisher
Ward Member(s):	Ray Brassington
Committee Date:	13th March 2024
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) Design and Impact on the Character and Appearance of the Area
- (b) Impact on Residential Amenity

2. Reasons for Referral:

- 2.1 Objection from Cirencester Town Council.
- 2.2 Ward Councillor has referred application to Committee on grounds of scale and design.

3. Site Description:

- 3.1 The application property is a modern two-storey semi-detached dwelling situated within the Smith's Field development in Cirencester, and also fronting onto Chesterton Lane. The property is of Bradstone construction with a plain tiled roof and rosewood UPVC windows/doors.
- 3.2 The site is not subject to any landscape or heritage designations.

4. Relevant Planning History:

- 4.1 No relevant planning history.

5. Planning Policies:

- TNPPF The National Planning Policy Framework
- CDCLP CDC LOCAL PLAN 2011-2031
- EN2 Design of Built & Natural Environment

6. Observations of Consultees:

6.1 Not applicable.

7. View of Town/Parish Council:

7.1 Cirencester Town Council have submitted an objection to the proposals, particularly to the two storey gable end front element of the proposal as it is large for the existing house and would appear cramped alongside the adjoining houses, where gable end fronts are spaced out in the street scene.

8. Other Representations:

8.1 One comment of support received from neighbouring property.

9. Applicant's Supporting Information:

- Existing and proposed plans and elevations

10. Officer's Assessment:

Proposed Development

10.1 The application seeks permission for a single-storey and two-storey extensions to the front of the property and a single-storey extension to the rear.

10.2 The proposed two-storey front extension would be of pitched roof design with a front-facing gable and would measure approximately 5.0 metres in width, 3.35 metres in depth and 7.4 metres in height at the ridge.

10.3 The proposed single-storey front extension would be of hipped roof design and would measure approximately 2.2 metres in width, 3.15 metres in depth and 3.5 metres in height.

10.4 The proposed single-storey rear extension would be of mono-pitch roof design and would measure approximately 4.05 metres in width, 2.8 metres in depth and 3.5 metres in height.

10.5 The materials to be used in construction of the walls and roof would be to match the existing dwelling, together with aluminium and composite windows and doors.

(a) Design and Impact on the Character and Appearance of the Area

10.6 Local Plan Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality. This conforms to the design considerations of National Planning Policy Framework (NPPF) Section 12.

- 10.7 NPPF Section 12 requires good design, providing sustainable development and creating better place to live and work in.
- 10.8 The immediate street scene comprises four semi-detached dwellings that front onto Chesterton Lane. The application property is of dual-pitch roof design, with a side facing gable end and a mono-pitch single-storey projecting front porch. The adjoining property, whilst constructed of the same materials, is of a different design with a projecting two-storey front gable. The adjacent pair of semi-detached dwellings are a duplicate of the application property and its adjoining neighbour, though are set further forward.
- 10.9 The proposed two-storey projecting gable would be of similar scale and proportions to those featured on neighbouring properties. Whilst this projecting element would be of greater depth than that of the adjoining property, it would be in line with that of the adjacent property and would, to a degree, maintain the existing staggered appearance of the row.
- 10.10 Though the ridgeline of the new two-storey element is shown to be higher than that of the existing roof, in contradiction of the Cotswold Design Code guidance in relation to subservience, it is acknowledged that this is in keeping with the design of the neighbouring properties that also feature a similar higher ridgeline on the projecting gable elements.
- 10.11 Given that the neighbouring pair of dwellings are set further forward in the site than the application property, it is considered that the scale and design of the proposed front and rear extensions is appropriate within the context of the existing dwelling and would be in keeping with the design, scale and appearance of the limited number of neighbouring dwellings.
- 10.12 As such, it is considered that the proposed development would not detract from the appearance of the existing dwelling, nor would it have a detrimental impact upon the surrounding street scene. The proposed development would therefore be in accordance with Local Plan Policy EN2 and Section 12 of the NPPF.

(b) Impact on Residential Amenity

- 10.13 Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to garden space, privacy, daylight and overbearing effect, in conformity to the amenity requirements of Section 12 of the NPPF.
- 10.14 Owing to the scale, siting and position relative to neighbouring properties, the proposed development is considered not to impinge on the residential amenities of the neighbouring properties having regard to loss of light, loss of privacy or overbearing. The proposed development is considered to accord with the residential amenity considerations of Local Plan Policy EN2 and Section 12 of the NPPF.

11. Conclusion:

- 11.1 The proposed development accords with the relevant requirements of the Cotswold District Local Development Plan and other material considerations, and is therefore recommended for approval.
- 11.2 This development is not liable for CIL because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

12. Proposed Conditions:

- 1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby approved shall be carried out in accordance with drawing numbers 392 08A, 389 04B and 389 09A.

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

- 3. The materials to be used for the external walls and roof of the development hereby permitted shall match those used in the existing building and shall be permanently retained as such thereafter.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

Informatives:

- 1. Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

Location Plan

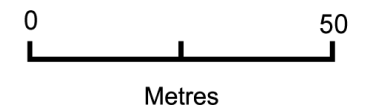
Site Address: 15, Smiths Field, Cirencester, GL7 1XX

Date Produced: 23-Oct-2023

Scale: 1:1250 @A4



Planning Portal Reference: PP-12549905v1



This page is intentionally left blank



SCALE 1:500@A3

OS LOCATION & BLOCK LAYOUT PLAN

IMPORTANT

Adjustments may be required. This drawing and dimensions are provided as a visual guide only. Dimensions are not accurate as building variations are too great for precision measurement in all areas.

It is the responsibility of all Contractors to physically set-out all positions, measure and make all necessary adjustments prior to ordering materials and prior to and during construction.

Copyright ©2023 Designrock Ltd. Any article recorded in this drawing is protected by design right. The information contained in this drawing is confidential. It may not be copied, reproduced or transmitted without permission.

cotswoldarchitectural.design

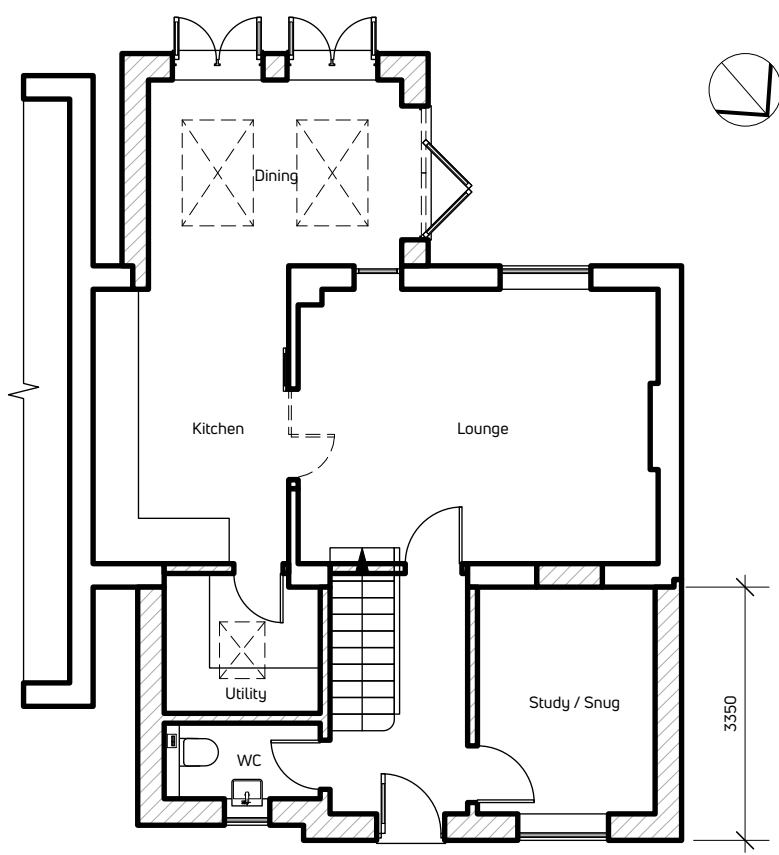
RANDALL
TWO-STOREY EXTENSION

30/10/23
392 08A SITEMAP A3

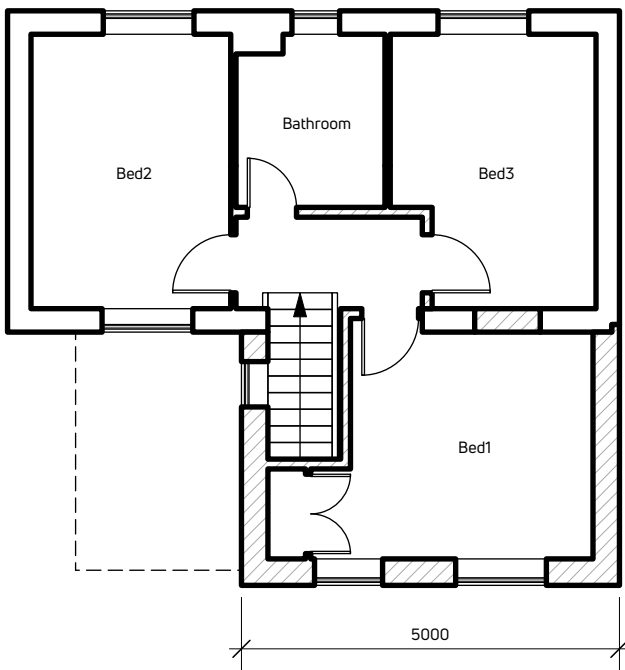
CAD

A3

This page is intentionally left blank



PROPOSED GROUND-FLOOR



PROPOSED FIRST-FLOOR

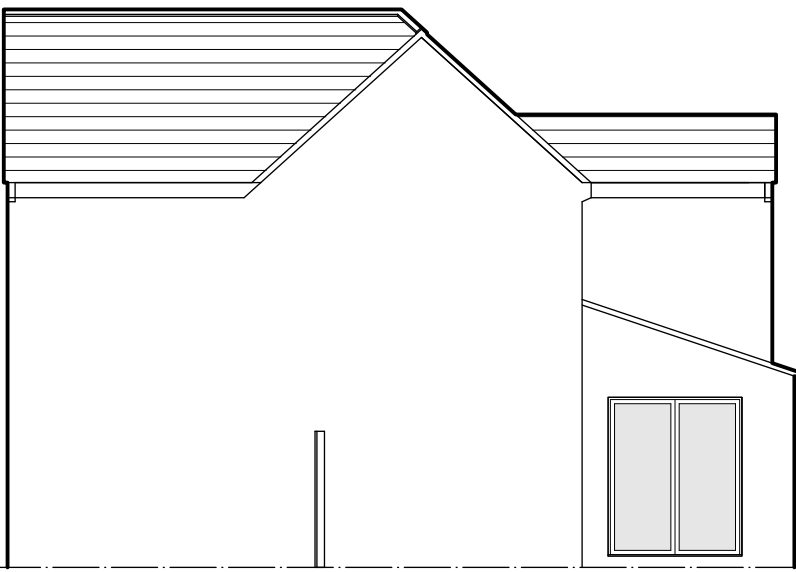


3D LIVE-VIEW > <https://skfb.ly/oLyW6>



PROPOSED ELEVATION NORTH EAST

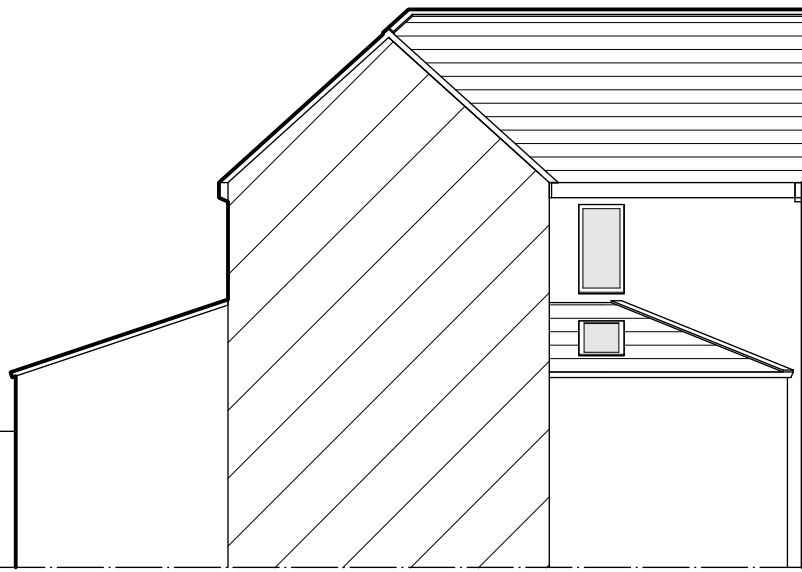
*Gable dimensions to match all others on housing row



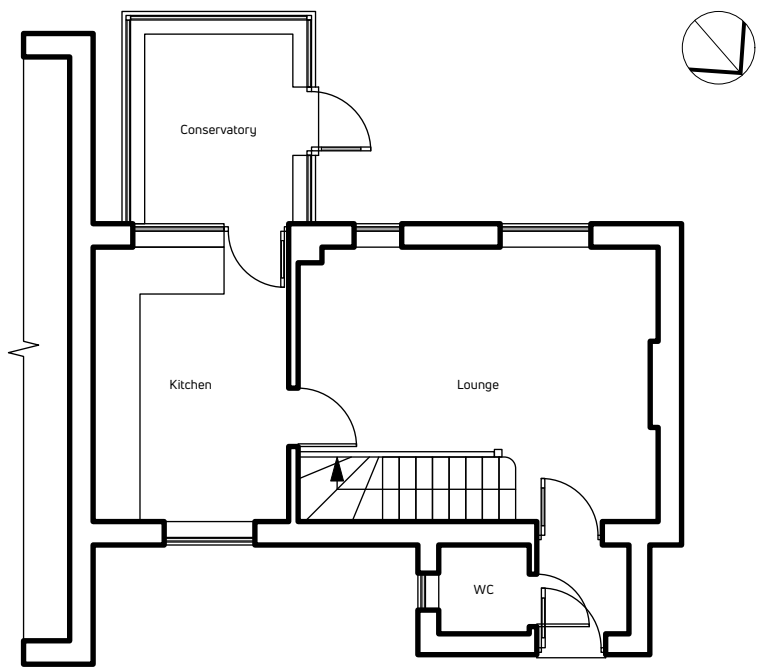
PROPOSED ELEVATION NORTH WEST



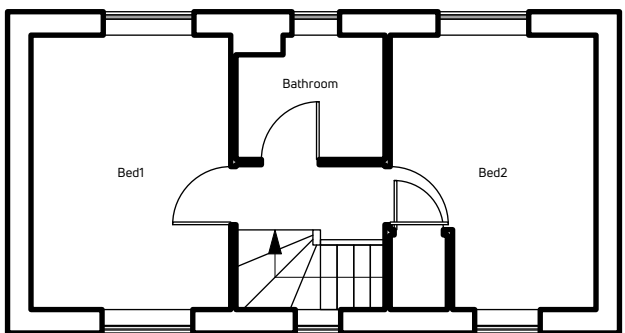
PROPOSED ELEVATION SOUTH WEST



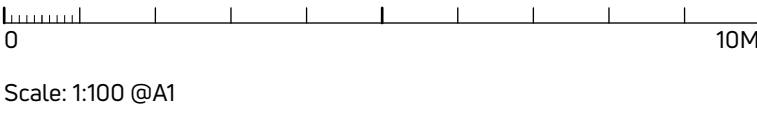
PROPOSED ELEVATION SOUTH EAST



EXISTING GROUND-FLOOR



EXISTING FIRST-FLOOR



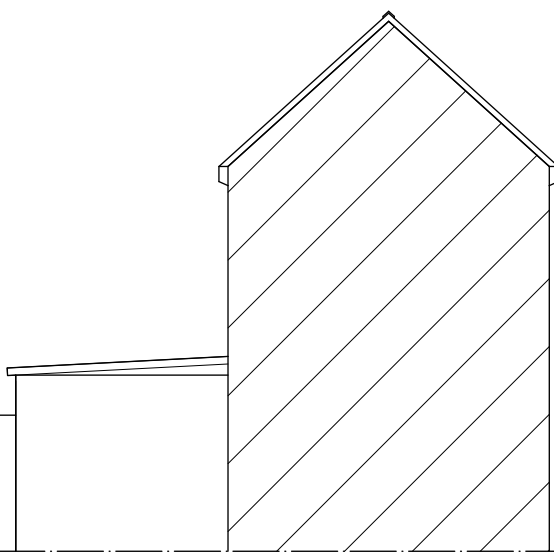
EXISTING ELEVATION NORTH EAST



EXISTING ELEVATION NORTH WEST



EXISTING ELEVATION SOUTH WEST



EXISTING ELEVATION SOUTH EAST

IMPORTANT

Adjustments may be required. This drawing and dimensions are provided as a visual guide only. Dimensions are not accurate as building variations are too great for precision measurement in all areas.

It is the responsibility of all Contractors to physically set-out all positions, measure and make all necessary adjustments prior to ordering materials and prior to and during construction.

Copyright ©2023 Designrock Ltd. Any article recorded in this drawing is protected by design right. The information contained in this drawing is confidential. It may not be copied, reproduced or transmitted without permission.

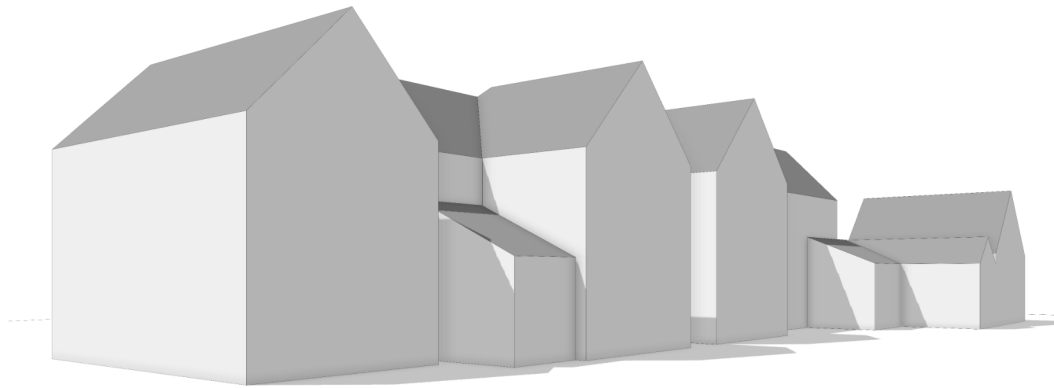
cotswoldarchitectural.design

RANDALL
TWO-STOREY EXTENSION

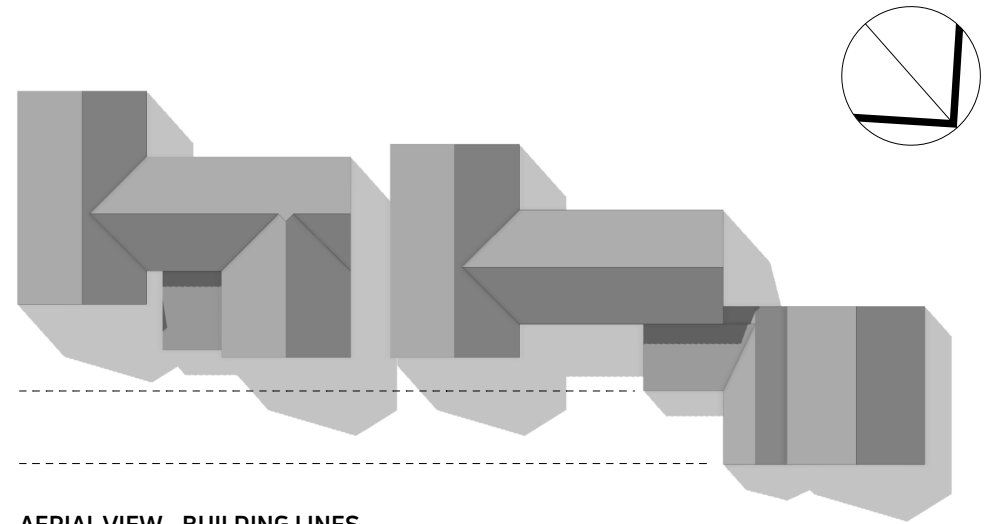
1/11/23
389 04B EXTENSIONS A1



This page is intentionally left blank

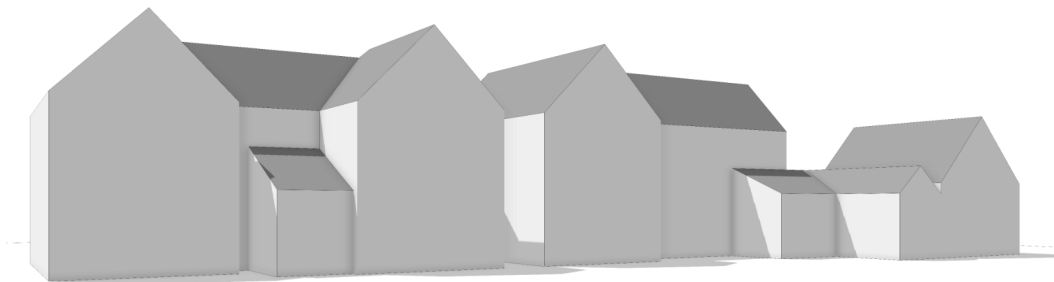


EYE-LEVEL PERSPECTIVE VIEW 1



AERIAL VIEW - BUILDING LINES

Page 161



EYE-LEVEL PERSPECTIVE VIEW 2



PROPOSED IMPROVED STREET SCENE



PHOTOS







This page is intentionally left blank