

PLANNING AND LICENSING COMMITTEE
7 August 2024
ADDITIONAL PAGES UPDATE (Published 07.08.2024)

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ADDITIONAL REPRESENTATIONS ON AGENDA ITEMS: Page 1 – 3		
Agenda No:	Ref No:	Content:
8	23/03792/FUL (The Green Cottage The Crescent Mangersbury)	Additional comments received from Half Moon House, The Crescent, Mangersbury: <i>“Because the hedgerow is the only mitigation measure proposed for the harms identified, I do not feel the council gives acceptable level of assurance if we would only know all the details of the hedgerow AFTER the decision is reached. At least the height 1.8m should be specified or this scale drawing "Installation Details Elevations and Sections" should be referenced in the condition 4. By including these details in the condition 4 would not in any way prejudice the applicant whatsoever, but would provide clarity for both the applicant and the residents of the village.”</i>
9	23/02101/FUL (Land and Properties at Berkeley Close South Cerney)	Please note: Owing to the inclusion of the Case Officer Report from March 2024 committee, there is an issue with overprinting of page numbers from 70 to 88 inclusive, and 120 to 124, for which we apologise. Updates to Case Officer Report: Page 18 - 4. Relevant Planning History Additional Planning History CT.4208: Erection of new 2 F.E. Infants and Junior School. Construction of vehicular access. Mains services available. Granted 1970 CT.4208/A: Erection of Phase I of New 2 F.E. Infants and Junior School. Granted 1970 CT.4208/B: Construction of access road to new school site and erection of twenty one garages. Mains services available. Granted 1970 Cont/.....

CT/4208/C: Erection of 5 terrapin classrooms and service buildings. Mains services available. Granted 1970

CT.4208/D: Erection of a swimming pool surrounded by 6' 0" high interwoven fencing. Granted 1970

CT.4208/E: Erection of Phase II school building to provide kitchen, dining hall, 3 classrooms and lavatories. Granted 1970

10. Officer's Assessment

Page 53 - (a) Principle of Residential Development and Affordable Housing

The following paragraph shall replace that set out in the main Agenda, in order to reflect the amended development and references elsewhere in the report:

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 which would be all social rented, the remaining 57 properties are intended to be provided as affordable housing including 19 properties for Shared Ownership, and 38 for social rent 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 Driffield.

Page 56 - (c) Open Space

Additional Paragraph added:

The determination of the application should have regard to Policy SC7 of the South Cerney Neighbourhood Plan 2021-2031, which states the following:

'1. Any development on the areas of Open Space and allotments listed below, and shown in Appendix G, will be acceptable only if it enhances and protects that use, or offers, as a replacement, a similar facility of equal or better value in terms of recreational value and accessibility and, in the case of allotments, horticultural quality.

Cont/.....

		<p>2. Developments on open spaces should enhance the use of that open space and not introduce noisy or other activities not suited to a residential area. Open spaces and allotments will be expected to be maintained as such, unless equivalent provision is provided that is at least equally acceptable. Any development on these should not significantly adversely impact on residential amenity or the character of the locality.'</p> <p>Page 61 - (h) Other Matters</p> <p>Library Contribution (updated)</p> <p>The County Council has confirmed that the library contribution should be £5096 (was £5,488) following the reduction in the number of units proposed.</p> <p>Page 67 – 12. Proposed Conditions</p> <p>Additional Condition</p> <p>21. Prior to the Layby fronting Berkeley Close on the northern part of the site being closed the informal parking area adjacent to the north of the school shall be hard surfaced, marked out and positively drained to suitable outfall and made available for the use of the school.</p> <p>Reason: To ensure that the loss of the Layby parking for the school does not result an unacceptable reduction in highway safety or a severe impact on highway capacity</p>
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