

**PLANNING AND LICENSING COMMITTEE**  
**13<sup>th</sup> October 2021**  
**ADDITIONAL PAGES**

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

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**ADDITIONAL REPRESENTATIONS ON SCHEDULE ITEMS : Page 1 - 7**

<b>Item:</b>	<b>Ref No:</b>	<b>Content:</b>
<b>04</b>	<b>21/00736/FUL</b>  (Haydons Bank Station Road Chipping Campden)	<b>Case Officer Update:</b>  (1) Please see attached site photographs taken at the Sites Inspection Briefing on 6 <sup>th</sup> October 2021  (2) The agent representing the applicants has requested that the three attached documents are brought to the attention of Members. One of the attachments is an excerpt from the October edition of the Campden Bulletin, whilst the letter and plan are submitted on behalf of the applicants in response to this publication and to comments made during the September meeting of this Committee when the application was previously discussed.

PHOTOGRAPHS TAKEN AT SITES INSPECTION BRIEFING 06.10.2021





to **Planning** - a report was received from the Planning Committee  
le meeting of 14th September 2021.  
d MH gave a verbal report. PS also reported on his representation  
n to the CDC Planning Committee on Haydon's Bank, Station  
y Road. PS reported that he and GB spoke against the application  
l for an ancillary dwelling in the grounds of Haydon's Bank as  
the plans showed that the dwelling was clearly not ancillary.  
CDC's officers disagreed. However, he raised objections on  
loss of amenity as 40% of the property's ground would be lost  
to the dwelling and the planning committee decided to hold a  
site visit. GB was thanked for supporting us and asking for it to  
be decided by the planning committee rather than by delegation  
to officers.

# COTSWOLDS ARCHITECTS

C H I P P I N G C A M P D E N

architecture ◦ interiors ◦ landscape ◦ historic buildings ◦ conservation ◦ repair

Planning Department  
Cotswold District Council  
Trinity Road  
Cirencester  
Gloucestershire  
GL7 1PX

158/LPA/06

27 September 2021

By email 27 ix 2021

FAO Case Officer Mr Andrew Moody

Dear Sirs

**Haydons Bank, Station Road, Chipping Campden, GL55 6HY**  
**Ref: 21/00736/FUL**

We have noticed in the October edition of the Campden Bulletin, a written report referring to the Planning Committee meeting held on 14th September 2021, an image of which is attached.

We remain rather concerned that our application continues to be misrepresented in the public domain. It was clear that the Planning Committee had not been given copies of all the drawings. Whilst we understand that committee documents have to be concise, we would expect persons making or wishing to voice comments in the public domain, to have at least made the effort to look up the case file and view all the information available, prior to making derogatory comments relating to the proposals. It is clear that many of the objections were merely repeating those of others, rather than making informed comments with reference to the application documents available.

At the meeting, one objector stated that the gable of the ancillary building is to be 6 metres high - it will be in fact a little over 4m! Amongst others, there were numerous comments regarding the lowering of the eaves and the supposition that the roof void will be converted to accommodation. It is nonsense. The eaves cannot be lowered further or one will not be able to have a door opening with a minimum head height. The roof 'void' is not of sufficient height to allow it to be converted. There are many derogatory comments relating to the poor quality of the 'sketches'. The drawings are freehand and to a known scale and have a scale bar on each one, as preferred and usually requested by the LPA.

Meanwhile, the Campden Bulletin article states '*However, he raised objections on the loss of amenity as 40% of the property's ground would be lost to the dwelling and the planning committee decided to hold a site visit*'. This comment is now in the public domain and tainting the minds of people, some of which are probably making up the site visit party and have predetermined views based on information which is simply not true.

I have attached a marked up site survey drawing 158/P01 Rev C. The figures are based on the topographical and measured survey information and have been accurately generated from CAD drawings. We would ask please that the following figures are brought to the attention of the party that visit the site, as follows:-

Studio 86B Northwick Business Centre Nr. Chipping Campden Gloucestershire GL56 9RF  
01386 362 386 07970 100 576  
studio86b@mail.com

STUDIO LXXXVIB

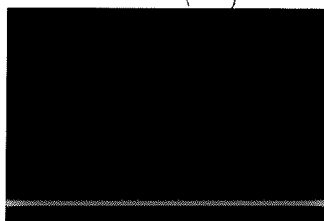
1. The total area of the Haydons Bank site measures 1256m<sup>2</sup>
2. The area of the existing Hadons Bank property (incl garage) measures 239m<sup>2</sup>
3. So, the area of the existing external space/garden measures 1017m<sup>2</sup>
4. Therefore;
  - The original house occupies 19% of the plot
  - The proposed ancillary accommodation will occupy only 6.8% of the existing external space/garden.

To be very clear, the total built form on the site (including the house, garage and proposals) will be 307.75m<sup>2</sup>. The total area of the site is 1256m<sup>2</sup>, **which means the total built form will only cover 24.5% of the site, ie: 75% of the site will remain as external space and garden.**

We ask that the team that visit the site will be given this information, along with a full set of the drawings, to enable them to make properly informed decisions based on the facts.

We very much hope this will allow a favourable determination to be brought to a prompt conclusion.

Yours faithfully



By email

**Tony Ives**  
RIBA

encs:

- image of part Campden Bulletin article
- annotated drawing 158/P01 Rev C, showing comparison of areas.

cc: Applicant (+encs)  
File (+encs)

This drawing has been produced for Mr. & Mrs. Chifford for Haywards, GLEB, 18th, based on a measured survey by Turgis Surveys Ltd carried out in September 2018. This drawing is a preliminary drawing and is not intended to be used for planning purposes. The drawings are not intended to be used for planning purposes. The drawings are not intended to be used for planning purposes.

# AREAS EXERCISE

Area of whole site = 1256m<sup>2</sup>  
 Area of garden = 1256m<sup>2</sup> (239m<sup>2</sup>)  
 1017m<sup>2</sup>

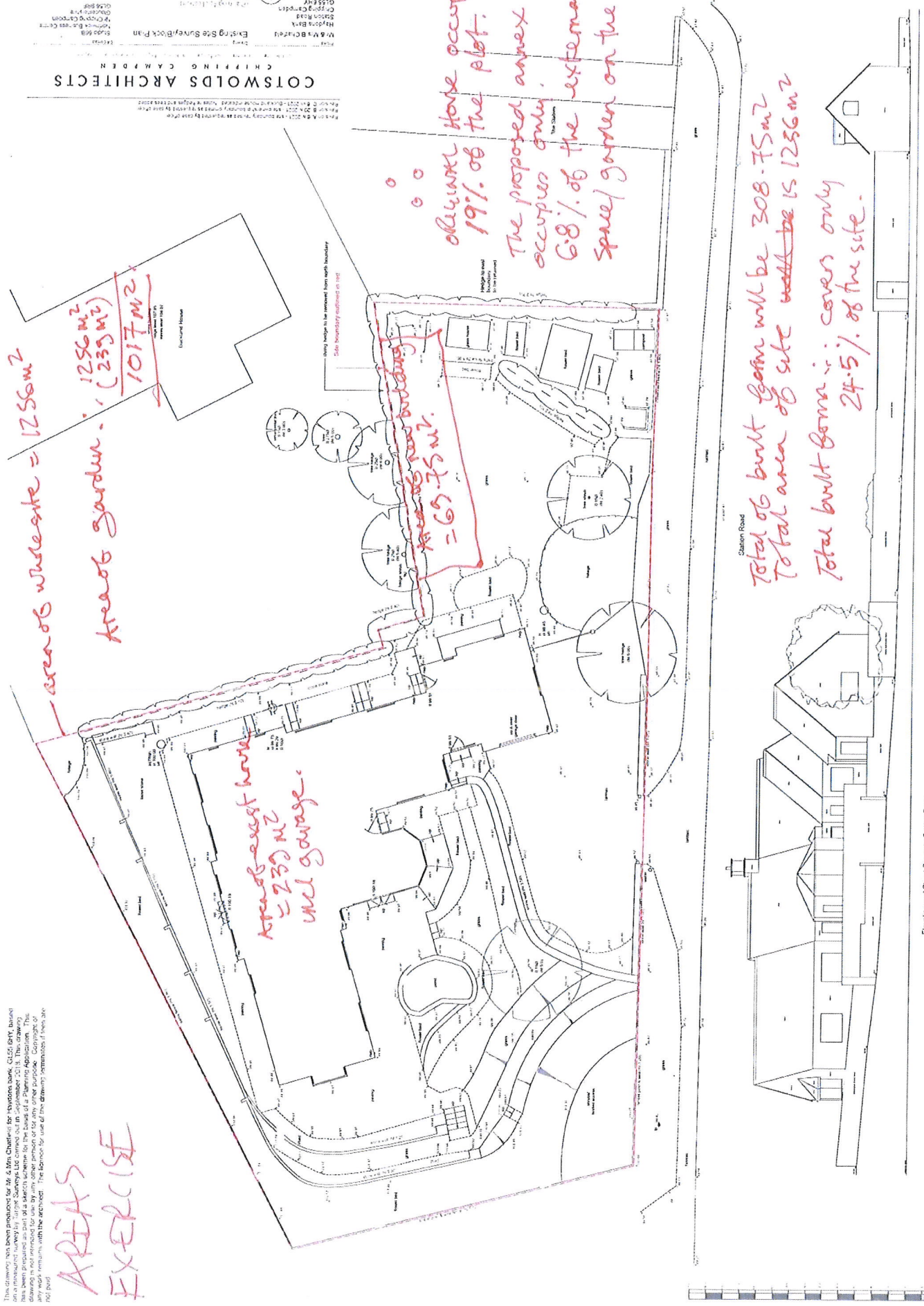
Area of east built incl garage = 239m<sup>2</sup>

Area of new building = 69.75m<sup>2</sup>

Old water house occupies 19% of the plot.  
 The proposed annex occupies only 6.8% of the external space/garden on the site.

Total of built form will be 308.75m<sup>2</sup>  
 Total area of site ~~will be~~ is 1256m<sup>2</sup>  
 Total built form is: covers only 24.5% of the site.

**COTSWOLDS ARCHITECTS**  
 CHIPPING CAMPDEN  
 Cotswolds Road  
 Haywards  
 Cotswolds  
 GLEB  
 158/P01 Rev C  
 1200 @ A3  
 January 2021



Elevation and Street Scene to Station Road