

PLANNING AND LICENSING COMMITTEE
13 September 2023
ADDITIONAL PAGES (*Published 08.09.2023*)

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

ADDITIONAL REPRESENTATIONS ON AGENDA ITEMS : Page 1 - 23		
Agenda No:	Ref No:	Content:
9	22/04337/FUL (Berry Bank Main Road Oddington Moreton-In-Marsh)	<p>CASE OFFICER UPDATE: Following the submission of a revised Noise Management Plan, Condition 2 has been updated to read:</p> <p>2. The development shall be carried out in strict accordance with the Berrybank Park Noise Management Plan 2023 <u>dated 25/08/2023</u>, including all of the recommendations contained within Sections 2 - 14. The Noise Management Plan should be maintained and shall not be altered without the prior written approval of the Local Planning Authority.</p> <p>Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy EN15. It is important that the details are provided prior to the commencement of development so that the noise emanating from the site is controlled at all stages of development.</p> <p>SIX ADDITIONAL LETTERS OF OBJECTION HAVE BEEN RECEIVED RAISING CONCERNS OF:</p> <ul style="list-style-type: none">i. The retrospective nature of the development;ii. Highways safety from dangerous bend in road;iii. Impacts from noise;iv. Loss of tranquillity to the AONB;v. Stress caused to nearby animals including horses;vi. The noise management plan is inadequate and technically flawed <p>SIX ADDITIONAL LETTERS OF SUPPORT HAVE BEEN RECEIVED STATING:</p> <ul style="list-style-type: none">i. Well managed traffic attending the site;ii. The amphitheatre is a unique facility in the area <p style="text-align: right;">Cont/.....</p>

Agenda No:	Ref No:	Content:
		<ul style="list-style-type: none"> iii. The development provides support for local performers; iv. High quality landscaping and general design and layout; v. Positive knock on effects for local businesses;
<p>10</p>	<p>22/04303/FUL</p> <p>(Berry Bank Main Road Oddington Moreton-In-Marsh)</p>	<p>CASE OFFICER UPDATE: Following the submission of a revised Noise Management Plan, Condition 2 has been updated to read:</p> <p>2. The development shall be carried out in strict accordance with the Berrybank Park Noise Management Plan 2023 <u>dated 25/08/2023</u>, including all of the recommendations contained within Sections 2 - 14. The Noise Management Plan should be maintained and shall not be altered without the prior written approval of the Local Planning Authority.</p> <p>Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy EN15. It is important that the details are provided prior to the commencement of development so that the noise emanating from the site is controlled at all stages of development.</p> <p>TWO ADDITIONAL LETTERS OF OBJECTION HAVE BEEN RECEIVED RAISING CONCERNS OF:</p> <ul style="list-style-type: none"> i. The retrospective nature of the development; ii. Highways safety from dangerous bend in road; iii. Impacts from noise; iv. Loss of tranquillity to the AONB; v. Stress caused to nearby animals including horses;
<p>11</p>	<p>22/03206/FUL</p> <p>(Swallows Nest Arlington Bibury)</p>	<p>CASE OFFICER UPDATE: Please see attached photographs which show the impact of the proposal within the Conservation Area and various surrounding viewpoints</p> <p>REVISED PLAN RECEIVED FROM AGENT: Please see attached revised plan (17.042.04 A - Proposed Extension) of the proposal with the Pergola omitted.</p> <p>The Agent has also provided a Photomontage showing the extended dwelling, please see attached</p>



View from the green opposite (from within the conservation area & surrounded by multiple listed buildings).



Position of proposed extension, from the green opposite (from within the conservation area & surrounded by multiple listed buildings).



View from the green opposite (from within the conservation area & surrounded by multiple listed buildings).



Position of proposed extension, from the green opposite (from within the conservation area & surrounded by multiple listed buildings).



View from the green opposite (from within the conservation area & surrounded by multiple listed buildings).



Position of proposed extension, from the green opposite (from within the conservation area & surrounded by multiple listed buildings).



View through the entrance from the road (from within the conservation area).



Position of proposed extension, from the entrance from the road (from within the conservation area).



View from the road (from within the conservation area).



Position of proposed extension, from the road (from within the conservation area).



View from road (from within the conservation area), showing the front hedge, which has no statutory protection & could be removed at any point, & which itself forms a dense block of screening vegetation that appears suburban & incongruous in this otherwise soft, more rural, edge-of-settlement area.

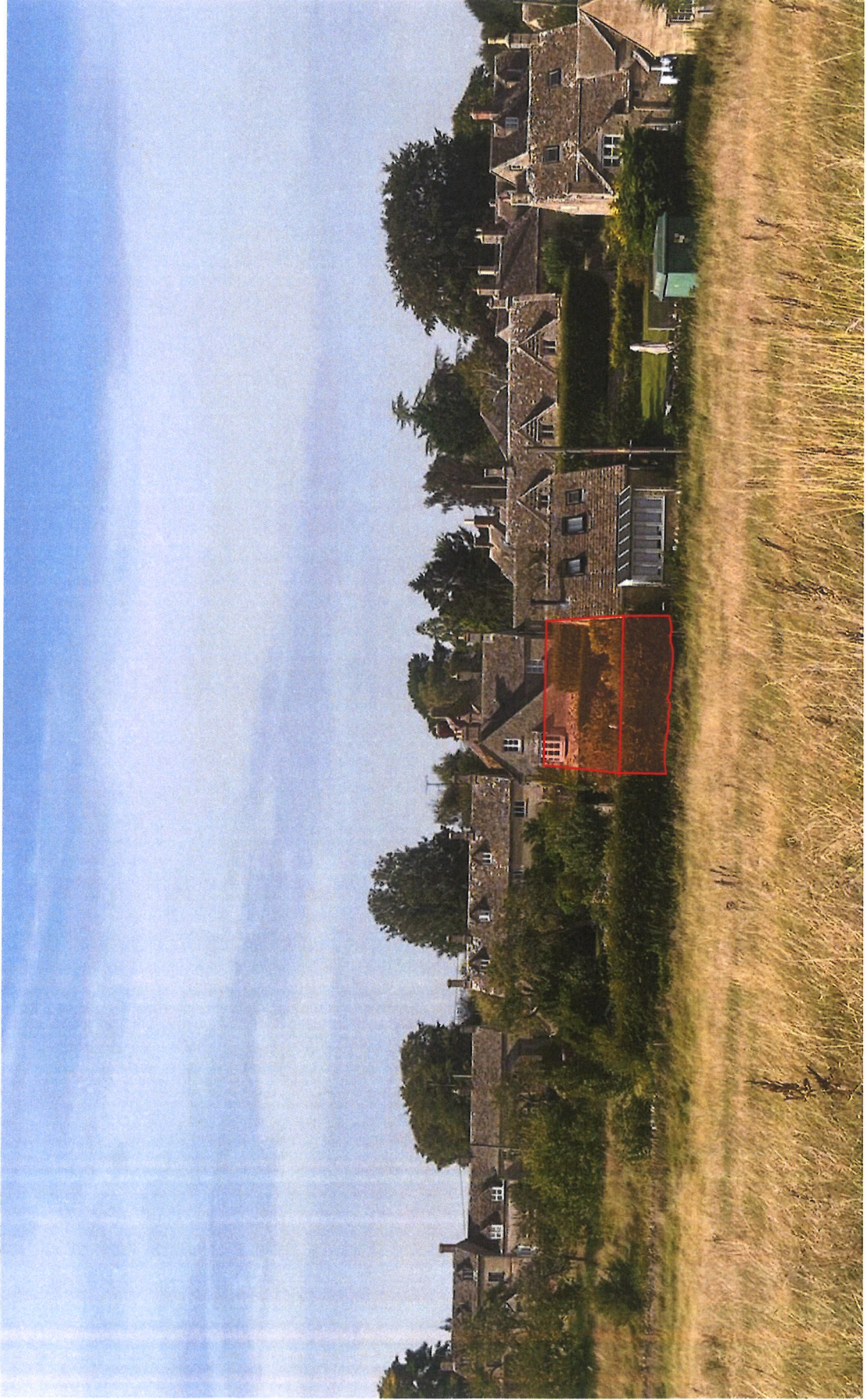
Historic England's publication The Setting of Heritage Assets advises that 'As screening can only mitigate negative impacts, rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets. Screening may have as intrusive an effect on the setting as the development it seeks to mitigate' paragraph 40.



View from road (from within the conservation area), showing the front hedge, which has no statutory protection & could be removed at any point, & which itself forms a dense block of screening vegetation that appears suburban & incongruous in this otherwise soft, more rural, edge-of-settlement area.



View of the village, conservation area & listed buildings (beneath green arrows), from footpath to east (from within setting of CA).



Position of proposed extension, from footpath to east.



Close up view from path.



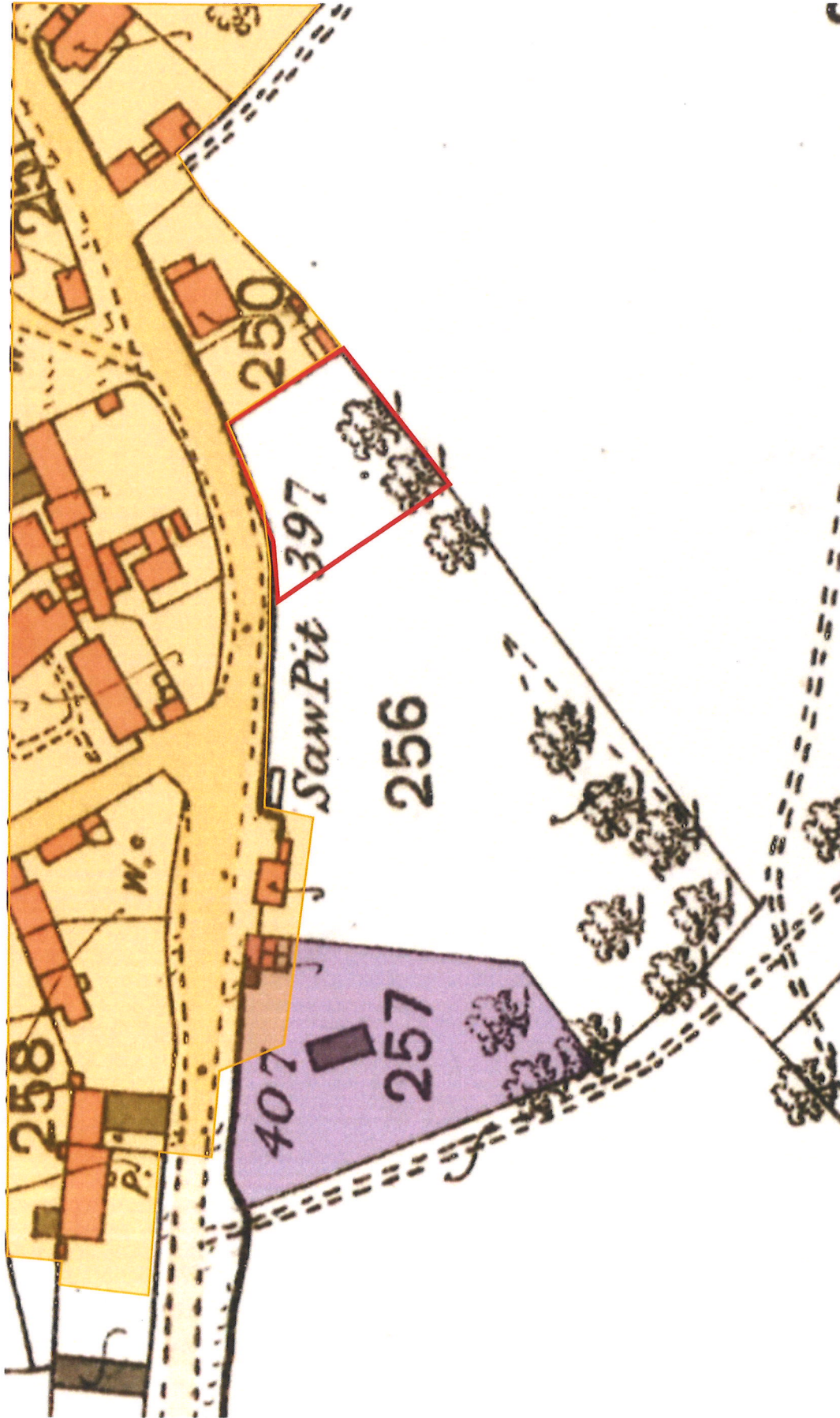
Close up, Position of proposed extension from path.



"small scale utilitarian buildings sited between historic & modern development", which predominantly retain their historic, non-domestic character despite residential conversion.

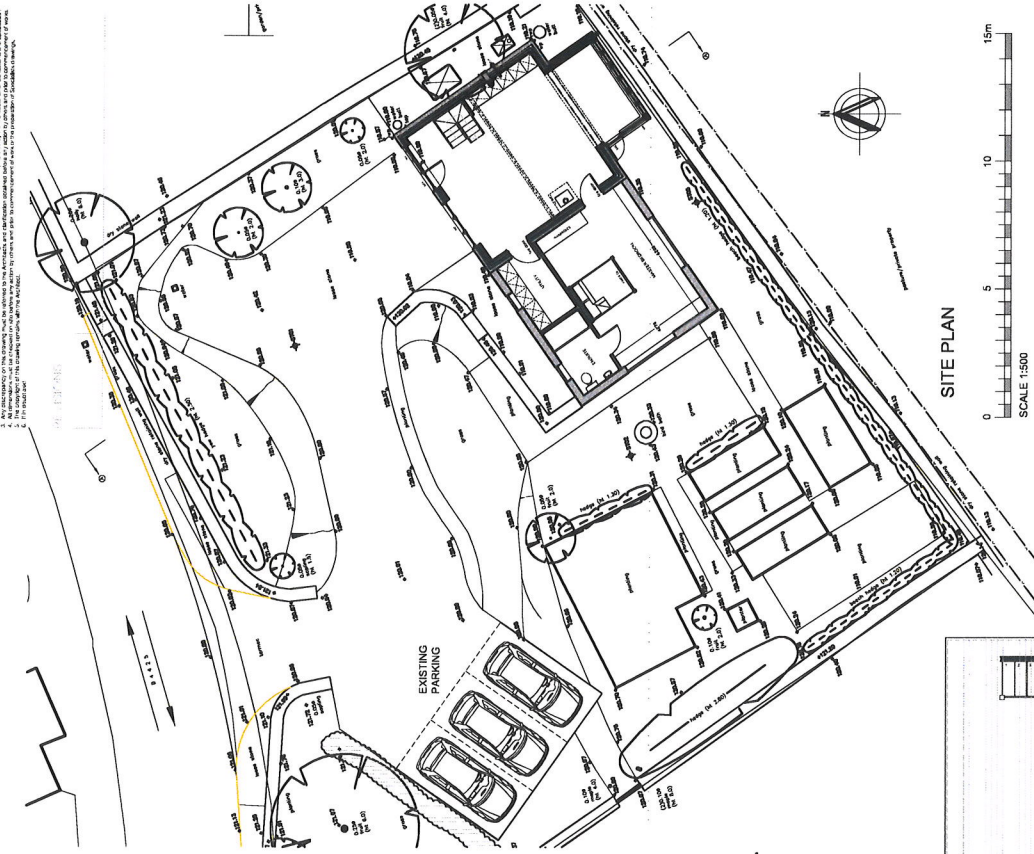


Non-domestic sheds to west of 'open land' viewed from road (just without the conservation area, but within its setting).

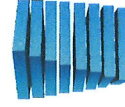
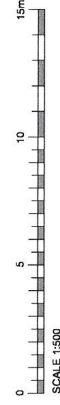


1882-3, 1:25" Ordnance Survey map; site of sheds, with one shed depicted; application site; conservation area.

1. All dimensions are to the face of the work unless otherwise stated.
 2. The proposed extension is shown in red lines.
 3. The existing building is shown in black lines.
 4. The proposed extension is shown in red lines.
 5. The existing building is shown in black lines.
 6. The proposed extension is shown in red lines.
 7. The existing building is shown in black lines.
 8. The proposed extension is shown in red lines.
 9. The existing building is shown in black lines.
 10. The proposed extension is shown in red lines.



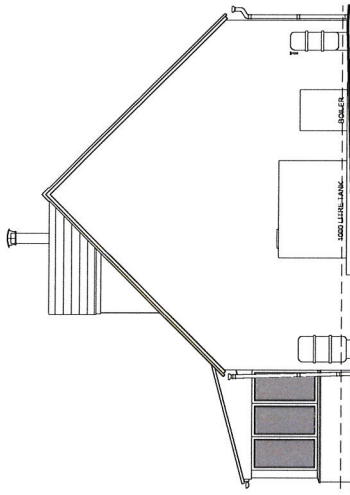
SITE PLAN



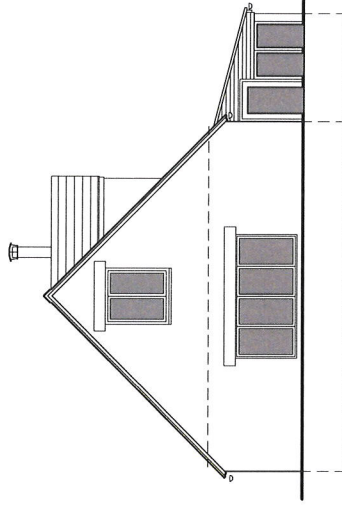
ERIC COLE ARCHITECTURE

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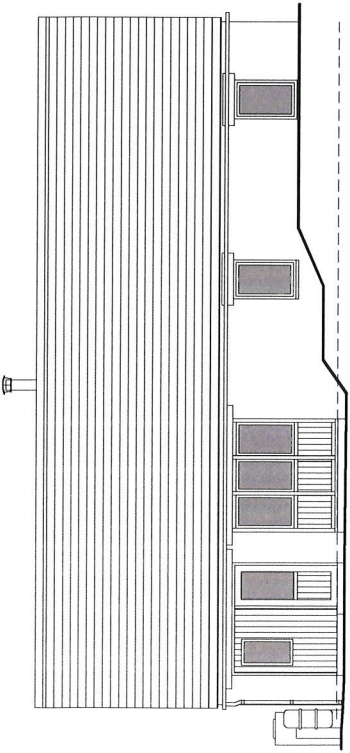
PROJECT 1	LAND OPPOSITE THE OLD POST OFFICE, BURLEY
DATE 11/11/11	PROPOSED EXTENSION
BY A.C.	11/09/2000
DATE 17.04.2004	REV A
DATE 17.04.2004	DATE 17.04.2004



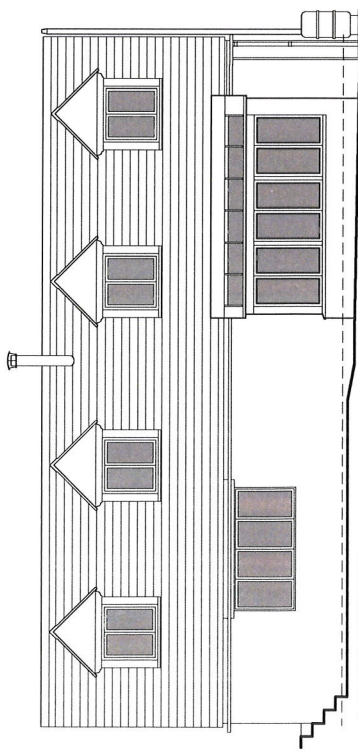
EAST ELEVATION



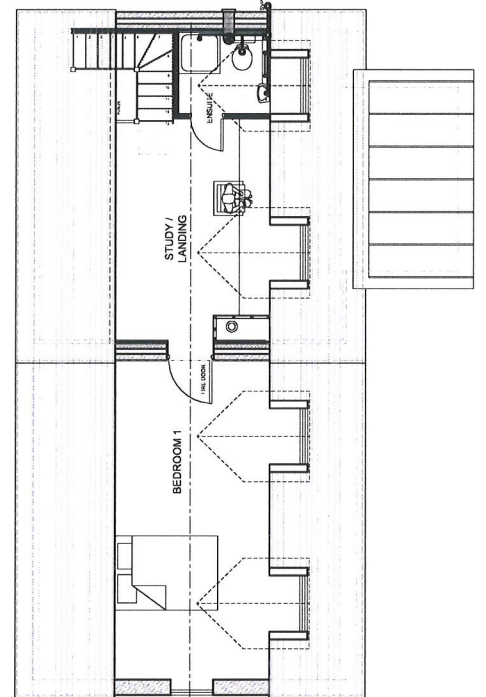
WEST ELEVATION



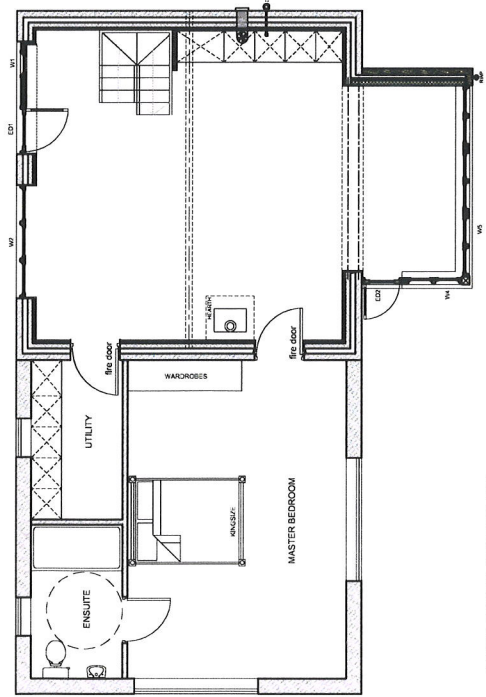
NORTH ELEVATION



SOUTH ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



EXISTING



PROPOSED