

**PLANNING AND LICENSING COMMITTEE**  
**13 March 2024**  
**ADDITIONAL PAGES UPDATE** (*Published 12.03.2024*)

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

<b>ADDITIONAL REPRESENTATIONS ON AGENDA ITEMS : Page 3 - 5</b>		
<b>Agenda No:</b>	<b>Ref No:</b>	<b>Content:</b>
<b>9</b>	<b>23/02101/FUL</b>  <i>(Land and Properties at Berkeley Close South Cerney)</i>	<p><b>Updates to Case Officer Report:</b></p> <p><b>Page 59: Amendment to recommendation:</b></p> <p>PERMIT SUBJECT TO THE COMPLETION OF A S.106 UNILATERAL UNDERTAKING TO CONTROL THE FUTURE OCCUPANCY OF THE DWELLINGS AS AFFORDABLE HOUSING AND THE PROVISION OF A FINANCIAL CONTRIBUTION TOWARDS LIBRARY FACILITIES</p> <p><b>Page 60 – 4. Planning History</b></p> <p><b>Additional Planning History</b></p> <p>CT.4208: Erection of new 2 F.E. Infants and Junior School. Construction of vehicular access. Mains services available. Granted 1970</p> <p>CT.4208/A: Erection of Phase I of New 2 F.E. Infants and Junior School. Granted 1970</p> <p>CT.4208/B: Construction of access road to new school site and erection of twenty one garages. Mains services available. Granted 1970</p> <p>CT/4208/C: Erection of 5 terrapin classrooms and service buildings. Mains services available. Granted 1970</p> <p>CT.4208/D: Erection of a swimming pool surrounded by 6’ 0” high interwoven fencing. Granted 1970</p> <p>CT.4208/E: Erection of Phase II school building to provide kitchen, dining hall, 3 classrooms and lavatories. Granted 1970</p>

**Page 60 - 6. Observations of Consultees:**

**Additional Consultee Response:**

GCC Community Infrastructure: Financial Contribution required towards Library provision.

**Officer's Assessment:**

The County Council have provided comments requiring a financial contribution towards Library facilities of £5,488, based upon the additional 28 dwellings.

**Page 64: Officer's Assessment**

**(a) Principle of Residential Development and Affordable Housing**

The applicant's agent has advised that paragraph 10.10 of the report is inaccurate in respect of the tenure of the properties, such that 25 social rented units will be secured under the Unilateral Undertaking.

The remaining 59 units are split 19 as shared ownership and 40 as social rented.

**Page 67-68: Officer's Assessment**

**(c) Open Space**

With regard to paragraphs 10.31 to 10.34 of the report, which deals with the issues of the loss of Open Space, Members must also consider 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.*

*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>The area of open space off Berkeley Close is listed within this Policy.</p> <p>As stated within the report, the existing open space 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.</p> <p>In respect of the planning balance, whilst the concerns over the loss of the existing open area are acknowledged, there are two alternative and enclosed play areas to be provided, one for toddlers and the other an informal play area. The Open Space Assessment submitted with the application also makes reference to the proximity of the application site to the LEAP (Locally Equipped Area of Play) at Pochard Way, which is stated to be 75m from Berkeley Close.</p> <p>Alongside the wider social benefits of providing additional affordable housing, including 65 social rented properties, and the provision of a pedestrian crossing near to the junction of Broadway Lane and High Street, are such that your Officers recommend that the proposal should be recommended for planning permission to be granted.</p>
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