

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

28 January 2015

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

Item 6 a) – Meadowpark School – Application Reference - 14/10081/FUL:

The applicant has submitted three additional documents for consideration after the completion of the committee report. A Technical Note in support of the Transport Statement, a detailed plan showing the width of the driveway and a tracking diagram for the driveway. A summary of each document is as follows:

Technical Note

The document outlines that staff currently park off-site at either the Meadowpark Nursery School or the Rugby Fields Car Park off Stockholm Close, both of which are an approximate 8.5 minute walk from the site. It also states that the gravelled area to the rear of the play area is available for parking throughout the day, but no parking plan to show capacity is provided. The gate to access this parking area is locked outside of the pick-up and drop-off times and only opened during scheduled visits. The school also intend to operate their mini-bus service from September 2015, with capacity for up to 16 students and a second mini-bus would also be considered if successful. The final topic the technical note covers is the access into the site, with a sign provided to remind parents to look left when exiting the car park and yellow lines to the south of exit ensuring suitable visibility splays.

Driveway Plan & Tracking Diagram

The driveway plan shows the width of the driveway at certain points, with the narrowest point being 4.49 metres, widening to 5.5 metres adjacent the gate to the playground / parking areas and 5.87 metres at the bell mouth. The tracking diagram shows how two cars could pass one another in the driveway when exiting and entering the site.

The Highways Officer has been consulted on the updated information and their objection remains unaltered. The tracking shows a reliance on the cars exiting the site pulling over to the far side of the driveway in anticipation of another car entering the site. This is an unrealistic model, as users exiting the site would not have suitable line of sight to see cars entering the driveway and this vehicular movement could not be controlled by planning condition. The Technical Document provides clarity on where staff members park and the parking layout within the school, but no parking plan has been submitted to demonstrate capacity and the concerns over the provision of accessible parking within the site remain.

The Headmaster of the school also submitted a letter to the Local Planning Authority dated 27th January 2015. The letter states that the proposal is only for an increase of 12 students for each of the next three years. However, this is not accordance with the submitted application which has requested an increase in the maximum number of students to 84, from the current limit of 48, a maximum increase of 36. The letter also references that a number of students are likely to be siblings and that the remainder would either be from Cricklade or using the new mini-bus services, so no additional vehicle movements would occur. This

outcome cannot be controlled by planning condition and is outside the control of planning, therefore, the likely increase in vehicle movements is required to be considered as part of the determination of the application.

The additional documents have been considered and there is no change to the recommendation or reasons for refusal stated.

Item 6 c) - South View, 14 The Street – Application Reference - 14/10004/FUL:

Application reference N/98/01942/FUL was not included in the site history which approved the side extension to the dwelling.

The Conservation Officer has provided comments for consideration in the determination of the application, which are as follows:

“Looking at the information available, I would support the proposal shown on the revised drawings to create a single storey office from the half built walls, as long as the walls are not made any higher than existing. The amended full height glazed doors are fine but I suggest that rooflights are not added on the rear (North) elevation as an unbroken tiled roof will be less prominent. Perhaps a conservation rooflight installed flush with the roof tiles could be added on the hip to serve the office area, as this is not easily seen from anywhere. The design studio has natural light from the east and south so a rooflight is not essential.

I suggest that the following conditions are added to any permission granted:

- 1. Large scale details of external doors and windows, including colour and finish;*
- 2. Large scale details of eaves and verges;*
- 3. Samples of the new roof materials;*
- 4. Sample panel of stonework if any areas need to be rebuilt or extended.”*

With regards to the Conservation Officers comments, the rooflights would only be visible from the residential gardens of the properties on Bendy Row and would be set against the backdrop of the rooflights on the extension to Meadow House. Given the presence of rooflights on the adjoining extension, they are considered to have an acceptable impact on the Character and Appearance of the Conservation Area.

Given the comments of the Conservation Officer is recommended condition 3 is changed to the following:

“3. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs (including a sample wall panel, not less than 1 metre square to be constructed at the site) 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: In the interests of visual amenity and the character and appearance of the area.”

Furthermore, the following condition is proposed to be added:

“Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Large scale details of external doors and windows, including colour and finish;*
- ii) Large scale details of proposed eaves and verges (1:5 section);*

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.”

Item 6d - Land Adjacent To Ashley Lane Box - Application Reference - 14/09422/FUL :

On behalf of local residents a planning agent has written the following key comments:

- The use of the land for the keeping of horses is not by definition appropriate development in the green belt. It is in fact inappropriate development for which there must be very special circumstances.
- The site is AONB which has the highest status of protection in relation to landscape and scenic beauty.
- The NPPF does not concur with the old PPG2 whether this is acceptable in principle and designed to minimise harm to the green belt are important considerations.
- Just because there are many horses stabled in the green belt does not make it appropriate development and needs very special circumstances.
- The positioning of the stables is not considered appropriate so far from the access gate and is unattractive in its layout.
- The mobile units and containers should be removed before permission is granted.
- Conditions should be applied limiting the number of horses, lighting and provision of a pasture management plan.

Area Development Manager

Paragraph 81 of the NPPF states that once green belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt to provide opportunities for outdoor sport and recreation. The buildings proposed are for outdoor sport.

In paragraph 89 it states that new buildings are inappropriate in the Green Belt **other** than for (inter alia) provision of appropriate facilities for outdoor sport, outdoor recreation....

The use of the land for the keeping of horses clearly falls within provision of outdoor sport and recreation and is thus appropriate in the green belt.

The Cotswolds Conservation Management Board, following their initial no objections comments, has raised queries about determining the application on the original description and thus recommending refusal. A dialogue has taken place between them and the officer and it has been explained to them that the application can only be determined on what is being applied for and for the reasons set out in the case officer's report, the development is

considered to be appropriate. They have confirmed that they are not concerned about keeping horses on the site or any related modest buildings.

The following conditions are considered to be necessary:

- No external lighting shall be installed on the site until plans showing the position, luminance and type of light appliance have been submitted to and approved in writing by the local planning authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenity of the Area of Outstanding Natural Beauty and Green Belt.

- Within 2 months of the date of this permission a scheme for the grassland management of the land hereby granted for the keeping of horses shall be submitted to and approved in writing by the local planning authority. The approved grassland management plan shall be fully implemented and maintained thereafter.

REASON: In the interests of the visual amenity of the Area of Outstanding Natural Beauty and Green Belt.

Condition 2 shall be amended to readthe mobile home, horse trailer and any other trailers or buildings not shown as approved on the approved plans and 2 containers.....