

Planning Committee Meeting

You are hereby summoned to attend a meeting of the Planning Committee to be held via Zoom at 7.00 p.m. on Tuesday, 13th April 2021.

Committee Members:
Rebecca Halifax – Chair
Jenny Hincks – Vice Chair
Patrick Coleman
Jan Gronow
Andrew Jopp
Andrew Lichnowski
Sarah Orr
Sabrina Poole



Johan Newman
Deputy Chief Executive Officer
7th April 2021

A G E N D A

1. **Apologies**
To receive and accept the apologies presented.
2. **Declarations of Interest and Dispensations**
To receive declarations of interest and consider and determine any requests for dispensation. Members are reminded to declare any pecuniary or non-pecuniary interests on any item on this agenda in accordance with Cirencester Town Council's Code of Conduct.
3. **Minutes**
To confirm the Minutes of the Planning Committee Meeting held on Tuesday, 9th March 2021 (copy attached).
4. **Public Participation (Standing Order 68 refers)**
If a member of the public wishes to speak at the meeting, or would like to submit correspondence they are asked to notify the Chief Executive Officer in advance and no later than 5pm on the day before the meeting. For the purpose of public speaking, a member of the public is defined as someone who lives, has a business or represents an organisation within the electoral boundary of Cirencester. Members of the public who wish to submit a written question for inclusion as part of public participation may do so at any time.
5. **Member Participation (Standing Orders 18i) and 27 to 30 refer)**
A member may ask the Chair/presiding Chair any question concerning the business of the Planning Committee.
6. **Neighbourhood Plan (Standing Item)**
To receive a verbal update relating to the preparation of a Neighbourhood Plan and Cotswold District Council's Local Plan review.

Contd.



7. The Steadings

To receive a verbal update from The Bathurst Estate Office relating to The Steadings development.

8. Applications

- a) To consider applications* received (copy attached).
(*Applications shall be deemed to refer to applications relating to Planning, Listed Buildings, Conservation Areas, Tree Preservation Orders and Advertising).
- b) Applications considered prior to the meeting, in line with approved criteria and process, have been responded to with no objection (copy attached).

9. Other Matters (including correspondence for determination/recommendation to Council received up to the date of the meeting)

- a) **Cotswold District Council's Draft Statement of Licensing Policy (Licensing Act 2003)**
To consider a response to the above. This is in order for Cotswold District Council to continue to meet its statutory obligations under the Licensing Act 2003, the Council is now required to review its current policy. The closing date is 9th May 2021.
- b) An appeal has been made to the Secretary of State against an Enforcement Notice issued by Cotswold District Council on planning application at 1 Martin Close, Cirencester. The appeal will be determined on the basis of written representations to The Planning Inspectorate by 26th April 2021.

The Enforcement Notice was issued for the following reasons:

- It appears to the Council that the above breach of planning control has occurred within the last four years.
- The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.
- 1 Martin Close Cirencester Gloucestershire GL7 1XY occupies a visually prominent corner plot with the rear residential garden backing onto Mount Street from where the development in question can primarily be seen from public viewpoints. By virtue of the fencing's poor quality, materials and design, as well as its height in comparisons to other boundary treatments within the existing street scene, the fencing appears as an incongruous form of boundary treatment. It therefore fails to accord with the Cotswold District Local Plan Policy EN2, The Cotswold Design Code detailed at Appendix D and Section 12 of the NPPF.

The Enforcement Notice requires the following steps to be taken:

Permanently remove the unauthorised fence including its artificial covering and the gate attached to it from the land.

Our comments to this application was "No objection to the erection of the retrospective boundary fence".

10. Correspondence

- a) **21/00744/TCONR - Proposed pruning of Oak tree at The Conservatory, 12 The Wool Market**
The Planning Committee requested further information on the above planning application. This was forwarded to the Tree Officer at Cotswold District Council for comment, who has responded as follows:
'I have asked the applicant (tree surgeon) but he hasn't managed to speak with the owner yet. My colleague had a look last week and I have seen this tree previously. I think the applicant has the species wrong – I think it is probably a Pagoda tree (Sophora japonica) or similar, not an oak. It is behind "The Conservatory" and is in a very confined space with branches hanging low over the nearby roof. Works to prune branches back from the roof to give 2- 3m clearance should be sufficient to manage the tree in this location and I intend to ask the applicant to agree to this specification before agreeing the works'.
- b) Civic Update 19th March - topics and events can be accessed via their website www.civicvoice.org.uk
- c) TCPA February Newsletter – topics and events are as following and can be accessed via their website www.tcpa.org.uk :
 - Government must plan for zero-carbon new communities;
 - It's time for a new philosophy of planning - civic art;
 - Introducing 20-Minute Neighbourhoods;
 - From the blog: 'Please help us save the most hopeful building in Britain!';
 - Latest edition of Town & Country Planning journal.

Events

How to deliver successful new communities: project & programme management - April 27;

Visionary Placemaking - May 12;

The road to resilience: delivering multi-functional green infrastructure across Europe - May 18-19, two day conference;

Considering the new national design code - May 27;

Green Infrastructure Standards for a Healthy Green Recovery - July 6;

Celebrating Welwyn Garden City at 100 - September 15-16, online conference and physical study-tour.

- d) **NALC Online Event 28th July 2021 - Planning and Power "So where has the planning power gone"**
The Planning White Paper in 2020 signalled a new sense of direction in the world of planning as the government seeks to meet housing targets and provide places for people to live. But at what cost to local democracy? Listen to a dynamic panel discussion where the local flow of power has gone and is going in the planning process. Have your say on keeping planning local and keeping the voice of local communities in the planning system loud, clear and heard.

Speakers:

Hugh Ellis, policy director at the Town and Country Planning Association;

Richard Blyth, head of policy practice and research at the Royal Town Planning Institute;

Cllr Anna Watson, Shipley Town Council.

Please let the office know, if you wish to attend.

11. Decision Notices

To receive a copy of the Decision Notices since the last meeting (copy attached).

12. All Member Briefing

To consider which items are to be included on the all member briefing note, which is circulated after each meeting for information.

**PART TWO
CONFIDENTIAL**

Confidential items in respect of which a resolution may be passed in accordance with the Public Bodies (Admission to Meetings) Act 1960, excluding the press and public on the grounds that the matters relate to contractual arrangements.

13. Houses in Multiple Occupation

NOTES & INFORMATION

1. All reports referred to, including recommendations, are available on request via info@cirencester.gov.uk

2. Due to COVID access to all public meetings is being made available via zoom.

3. This meeting can be accessed via:

Topic: CTC Planning Committee Meeting

Time: Apr 13, 2021 07:00 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/89540309614?pwd=NVh0SHh2Mm8xXlzMxEvNHdJZ3o4UT09>

Meeting 895 4030 9614

Passcode: 345987

In the event of technical difficulties, you can dial in via your phone on 020 3901 7895 and enter the meeting ID and passcode.

4. Next Planning Committee Meeting date – 11th May 2021 at 1.00 p.m.

5. Members of the public are welcome to join meetings via zoom and to submit questions under public participation, in advance of the meeting via info@cirencester.gov.uk

6. Follow us on Facebook, Twitter and Instagram

Bingham House, 1 Dyer Street, Cirencester, Gloucestershire, GL7 2PP

Tel: 01285 655646/Email: info@cirencester.gov.uk/Web: www.cirencester.gov.uk

CIRENCESTER TOWN COUNCIL

MINUTES of a Meeting of the Planning Committee held on Tuesday, 9th March 2021 at 1.00 p.m. via Zoom.

PRESENT:- **Councillors:** Rebecca Halifax – Chair
 Jenny Hincks – Vice Chair
 Patrick Coleman
 Jan Gronow
 Andy Jopp
 Andrew Lichnowski
 Sarah Orr
 Sabrina Poole (left at 2.50 p.m.)
 Johan Newman – Deputy CEO

One member of the public (left at 1.50p.m.)

088.20 **Apologies**
 All present.

089.20 **Declarations of Interest and Dispensations**
 Councillor Rebecca Halifax declared a non-pecuniary interest in respect of planning application 21/00431/FUL – 19 Oaklands, as she knows the applicant.

Councillor Patrick Coleman declared that while he would consider matters as a member of this committee, he is also on the Planning and Licensing Committee at Cotswold District Council and may be called upon to vote on any applications this Council responds to. In the light of any additional information received, he may not vote at Cotswold District Council's Planning and Licensing Committee as he would at this meeting.

090.20 **Minutes**
 Resolved that the Minutes of the Planning Committee Meeting held on Tuesday, 9th February 2021 be approved as a correct record.

091.20 **Public Participation (Standing Order 68 refers)**
 Mr Michael St. John spoke at the meeting with regard to the planning application - Land at Ermin Way Farm, Gloucester Road, Stratton for the provision of a new secure roadside truck stop facility.

The order of the agenda was changed to discuss planning application 20/04673/FUL - Land at Ermin Way Farm, Gloucester Road, Stratton.

092.20 **Member Participation (Standing Order 18i) and 27 to 30 refer)**
 None received.

093.20 **Neighbourhood Plan (Standing Item)**
 It was reported that a presentation was given at the meeting from FERIA Urbanism (the planning consultant which had recently been appointed to undertake the pre-reg 14 phase). The consultant outlined the process and how they would be working with the NP Steering Group in the preparation of a report which will be used for the next stage, including a review of existing work, consultations, digital workshops and site visits.

094.20 **Applications**
 a) The following applications were considered at the meeting:-

District reference
 21/00423/FUL

Site reference
 14 Bridge Road,
 Flat 1, 2, 3 & 4,
 Cirencester GL7 1NJ

Other Reference
 Full Planning Permission

Members had no objection to the retrospective removal of Conditions 3 (sample panel) and 4 (sample materials) of planning application 17/00814/FUL.

District reference
21/00431/FUL

Site reference
19 Oaklands,
Cirencester GL7 1FA

Other Reference
Full Planning Permission

Members had no objection to the proposed extension and new opening in the side elevation, as the materials match and are in keeping with the existing building.

District reference
20/04408/FUL

Site reference
67 Purley Road,
Cirencester GL7 1ER

Other Reference
Full Planning Permission

Members had no objection to the single storey rear extension, as the design is sympathetic to the existing building and the materials match and are in keeping with the existing building.

District reference
20/04539/FUL

Site reference
Coach House, Cranhams Lane,
Cirencester GL7 1TZ

Other Reference
Full Planning Permission

Members had no objection to the garage extension, as the materials match and are in keeping with the existing building.

District reference
21/00630/FUL

Site reference
Cirencester College,
Fosseway Campus, Stroud Road,
Cirencester GL7 1XA

Other Reference
Full Planning Permission

Members had no objection to the creation of the cellular storage tank under the existing car park and associated works, noting the screening opinion.

District reference
C/21/00070/STC

Site reference
Nellys Nosh Ltd,
Outside Howdens,
Wilkinson Road,
Cirencester GL7 1YT

Other Reference
Street Trading Consent

Members had no objection to the vary Street Trading Consent to service hot and cold food and drinks on Monday to Saturday at 0630hrs to 2100hrs.

District reference
C/21/00117/STC

Site reference
Carmine De Liso

Other Reference
Street Trading Consent

Members had no objection to the selling of Ice Cream from 1st April until 30th September, 7 days a week, 11.00a.m. until 8.00p.m. in various locations, i.e. Cirencester, South Cerney, Ampney Crucis, Poulton, Meysey Hampton, Kempsford, Southrop, Lechlade.

District reference
21/00519/TPO

Site reference
Stratton House Hotel,
Gloucester Road, Stratton,
Cirencester GL7 2LE

Other Reference
Tree Preservation Order

Members had no objection to the reduction of the Horse Chestnut tree, subject to the comments of the Tree Officer.

District reference
20/04673/FUL

Site reference
Land at Ermin Way Farm,
Gloucester Road, Stratton,
Cirencester GL7 1LJ

Other Reference
Full Planning Permission

Members noted that trucking is a vital part of our industry, serving our economy across the country, and seen especially over the last year how much we all rely on truckers to delivery the goods we need, and it is absolutely right that they should have safe and hygienic services available to them at suitable locations. Truckers should not have to stop in laybys with no facilities, or overnight in locations where they fear having their load stolen.

The positioning of truck stops, however, need to be carefully thought through, and be delivered in sensible locations that improve the quality of working life for truckers themselves, but do not decrease the quality of life, or deteriorate the quality of the environment, where they are located.

Key Issues with this application:

- The site is within the Cotswolds AONB and is in contradiction with the aims of the Local Plan and is contrary to EN4 of the Cotswold Local Plan, "Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas."
- Placing a truckstop development, equivalent in size to a substantial residential housing development, will have a directly detrimental effect on the environment of the AONB. Proposed screening will not be effective for 10-15 years, light pollution will be significant, rainwater runoff will impact the already strained water table in the surrounding areas of Stratton and Daglingworth, and the Oslo Effect from increased traffic activity will increase air and ground pollutants.
- It is noted that there is no specific reference to truck stops within the Local Plan and the site is not identified as employment use. However, the NPPF states "planning policies and decisions should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance", but the application should be considered as a whole and in the appropriate location, recognising the support from the trucking industry and the need for such facilities.
- The fact that the Local Plan does not include a specific reference to truck stops does not presuppose support for one; it has more to do with the lack of an identified need for a truck stop within the area of the Local Plan.
- The proposals represent a significant change from agricultural land to a truck stop, with an increase in traffic on minor roads which are unsuitable for heavy vehicles and accordingly the infrastructure does not support such a facility. The increase in traffic would also have an impact on the environment and does not support the climate emergency.
- We do not believe that a full environmental impact assessment has been undertaken, and that any such assessment will demonstrate a negative impact that is wholly in contradiction to Cirencester Town Council's Climate Emergency policy. In addition, significant traffic calming measures and policing would be required to ensure that lorries could only use certain routes and did not try to use Cirencester town centre as a 'through route', on unsuitable roads, causing road safety issues and detriment to the historic fabric of the town.

If there is a genuine need for a truck stop within this region, Cirencester Town Council believes that there are other more suitable locations that would not involve tearing up an AONB and causing great damage to the surrounding area.

District reference
21/00273/FUL

Site reference
3 Sheep Street,
Cirencester GL7 1QW

Other Reference
Full Planning Permission

Members had no objection to the proposed single storey rear extension, as the materials match and are in keeping with the existing building.

District reference
21/00470/FUL

Site reference
Barclays Bank, 28 Market Place,
Cirencester GL7 2NP

Other Reference
Full Planning Permission

Members had no objection to the proposed works to the front and rear exterior, as the works would not be detrimental to the existing building and would enhance the appearance with no effect to the street scene.

District reference
21/00471/LBC

Site reference
Barclays Bank, 28 Market Place,
Cirencester GL7 2NP

Other Reference
Listed Building Consent

Members had no objection to the first floor internal works, as the materials are appropriate for a listed building, also they had no objection to the proposed works to the front and rear exterior, as the works would not be detrimental to the existing building and would enhance the appearance with no effect to the street scene.

District reference
Barclays Bank,

Site reference
28 Market Place,
Cirencester GL7 2NP

Other Reference 21/00482/ADV
Advertisement Consent

Members had no objection to the installation of non-illuminated individual fascia sign and projecting sign to the front elevation.

District reference
C/21/00108/PRMMV

Site reference
Porters Bar,
34 Castle Street,
Cirencester GL7 1QH

Other Reference
Premises Minor Variation

Members had no objection to the minor variations for special events, subject to the views of the Environmental Officer in relation to the noise/neighbouring residential properties.

District reference
21.00744/TCONR

Site reference
The Conservatory,
12 The Wool Market, Dyer Street,
Cirencester GL7 2PR

Other Reference
Conservation Area Tree Consent

Members requested more information to the reduction of the Oak tree, as there was no explanation of reason for the work and the drawing was unclear.

District reference
C/21/00102/PRMMV

Site reference
Made by Bob, The Corn Hall Arcade,
Cirencester GL7 2NW

Other Reference
Premises Minor Variation

Members had no objection to the minor variation due to the premises having a new walk through from the Kings Head Hotel.

District reference
C/21/00101/PRMMV

Site reference
Kings Head Hotel,
Market Place,
Cirencester GL7 2NW

Other Reference
Premises Minor Variation

Members had no objection to the minor variation due to the premises having a new walk through from the Kings Head Hotel.

District reference
21/00542/FUL

Site reference
3 Tall Trees, Stratton,
Cirencester GL7 2AF

Other Reference
Full Planning Permission

Members had no objection to the retrospective work which includes the insertion of two rooflights in the existing garage building, the replacement of the rainwater goods and new gates to the property.

District reference
21/00656/FUL

Site reference
63 Chesterton Park,
Cirencester GL7 1XS

Other Reference
Full Planning Permission

Members had no objection to the demolition of the existing garage, the erection of two storey side extension and a single storey extensions to the front and rear and also the conversion of the existing loft, as the materials match and are in keeping with the existing building.

District reference
21/00569/FUL

Site reference
192 Partridge Way,
Cirencester GL7 1LX

Other Reference
Full Planning Permission

Members had no objection to the proposed single storey porch extension to the front elevation, as the materials match and are in keeping with the existing building.

District reference
21/00540/FUL

Site reference
44 Martin Close,
Cirencester GL7 1XY

Other Reference
Full Planning Permission

Members objected to the sub-division of the existing dwelling into two independent dwellings on the grounds of no provision for recycling bins/bicycle storage.

District reference
21/00637/FUL

Site reference
28 St Peters Road,
Cirencester GL7 1RG

Other Reference
Full Planning Permission

Members had no objection to the garden studio with integrated shed, as the proposed would fit discreetly into the garden.

b) The following applications were considered prior to the meeting, in line with approved criteria and process, and have been responded to with no objection:-

21/00581/TCONR - Watermoor House, Watermoor Road GL7 1JR

Members had no objection to the reduction in height and removal of the stems to the two large Magnolia trees, subject to the comments of the Tree Officer.

21/00628/TCONR - 1 The Avenue, GL7 1EH

No objection to the pollarding of the Lime tree and side reduction of the Yew tree, subject to the comments of the Tree Officer.

21/00317/FUL - 84 Chesterton Lane, GL7 1YD

Members had no objection to the Variation of planning permission 19/00683/FUL at Condition 2 for two additional rooflights in the master bedroom on the 1st floor and on the ground floor a door instead of a window on the south elevation in order that the whole wall will be glazed with a sliding door rather than a sliding door plus window and for the Variation of Condition 13 for windows, doors and glazing from dark grey to black to match the external cladding.

21/00240/FUL - 2 Chesterton Park, GL7 1XU

Members had no objection to the Variation of Condition 2 of planning application 20/01367/FUL for the layout changes to the external wall locations, removal of the external door and increased the window size.

095.20 Other Matters (including correspondence for determination/ recommendation to Council received up to the date of the meeting)

- a) It was noted that further consideration would be given to responding to the National Planning Policy Framework and Right to Regenerate consultations.
- b) The consultation regarding the Cotswold District Council's Draft Statement of Licensing Policy has been deferred to the next meeting.

The following matters were considered prior to the meeting:-

a) New Development at Tower Street

Members had no objection to the proposed the new building names 'Valens Place' & 'Grosvenor Place' at Tower Street.

b) Road Closures – Special Events

Members noted the two road closures for the following events:-

Cirencester Mop Fair

Sunday 3rd October – Monday 4th October 2021

Sunday 10th October – Monday 11th October 2021

Sunday 17th October – Monday 18th October 2021

Cirencester Advent Festival & Lights Switch On

Midnight Friday 26th November 2021 – Midnight Saturday 27th November 2021

096.20 Correspondence

- a) Members received and noted the following Planning Local Toolkits:-
 - Neighbourhood Planning Steering Group (new);
 - Character Assessments (updated to reflect the National Design Code approach with a new proforma);
 - NDP Evidence (updated on design policies).
- b) Members received and noted the TCPA February Newsletter.

097.20 Decision Notices

Members received and noted the decision notices of the Local Planning Authority.

098.20 All Member Briefing

Members agreed the following items which should be included in the all-member briefing note:-

- Neighbourhood Plan;
- Cotswold District Council's Draft Statement of Licensing Policy;
- Planning Applications, with particular scrutiny of the following:-
Land at Ermin Way Farm, Gloucester Road, Stratton
Porters Bar, 34 Castle Street
44 Market Close.

The meeting closed at 2.57 p.m.

Councillor Rebecca Halifax
Chair

CIRENCESTER TOWN COUNCIL

Applications to be considered on Tuesday 13 April 2021 at the Planning Committee Meeting
Please present to the office any comments that you may have on the applications listed below

1	<i>District reference</i> 20/04343/REM	<i>Site reference</i> The Steadings, 1A Chesterton, Wilkinson Road, Cirencester	<i>Other Reference</i> Reserved Matters
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Reserved Matters (Phase 1A) pursuant to Outline permission 16/00054/OUT (mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road) for scale, layout, appearance and landscaping for the erection of 74 dwellings with associated open space and landscaping.
<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QKNK1CFI03E00&prevPage=inTray>
 Comments due by 13th April 2021.

2	<i>District reference</i> 21/00755/FUL	<i>Site reference</i> 26 St Peters Road, Cirencester GL7 1RG	<i>Other Reference</i> Full Planning Permission
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Re-Submission of rear extension to property.
<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQQ193FIGKD00&prevPage=inTray>
 Comments due by 13th April 2021.

3	<i>District reference</i> 21/01094/FUL	<i>Site reference</i> 157 Alexander Drive, Cirencester GL7 1UQ	<i>Other Reference</i> Full Planning Permission
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Proposed front, side and rear extension and loft conversion.
<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QPR1U3FI03A00&prevPage=inTray>
 Comments due by 14th April 2021.

4	<i>District reference</i> 21/00758/FUL	<i>Site reference</i> 227 Alexander Drive, Cirencester GL7 1UH	<i>Other Reference</i> Full Planning Permission
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Single and two storey rear extensions.
<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQQ42AFI03A00&prevPage=inTray>
 Comments due by 14th April 2021.

5	<i>District reference</i> 21/00844/FUL	<i>Site reference</i> 21 Matthews Walk, Cirencester GL7 1HL	<i>Other Reference</i> Full Planning Permission
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Two storey rear extension, attic conversion and porch.
<https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QP0ZRDFIGQ500&prevPage=inTray>
 Comments due by 14th April 2021.

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|---|--|--|---|
| 6 | District reference
21/00845/FUL | Site reference
11 Windsor Terrace,
Queen Elizabeth Road,
Cirencester GL7 1ET | Other Reference
Full Planning Permission |
| <p>Proposed new boundary wall.
 https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QP12IDFIGQ800&prevPage=inTray
 Comments due by 14th April 2021.</p> | | | |
| 7 | District reference
21/01210/CLOPUD | Site reference
14 Woodlands Road,
Cirencester GL7 1SP | Other Reference
Lawful Development Certificate
for a Proposed Use or Development |
| <p>Proposed Rear Extension.
 https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQ2ND7FIHB800&prevPage=inTray
 Comments due by 14th April 2021.</p> | | | |
| 8 | District reference
21/01098/LBC | Site reference
2 Chesterton House,
Chesterton Lane,
Cirencester GL7 1XQ | Other Reference
Listed Building Consent |
| <p>Internal alterations to create bedroom and bathroom.
 https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QPR8QIFI04M00&prevPage=inTray
 Comments due by 19th April 2021.</p> | | | |
| 9 | District reference
21/01231/FUL | Site reference
11 Love Lane,
Cirencester GL7 1YG | Other Reference
Full Planning Permission |
| <p>Demolition of existing building and erection of two buildings for office and storage use.
 https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQ4F7AFIHC500&prevPage=inTray
 Comments due by 21st April 2021.</p> | | | |
| 10 | District reference
21/00920/ADV | Site reference
11-17 Market Place,
Cirencester GL7 2PB | Other Reference
Advertisement Consent |
| <p>Installation of 3no individual fascia signs to front elevation, 1no non-illuminated projecting sign above front fascia (to replace existing sign), and 1no non-illuminated sign above right fascia (to replace existing sign).
 https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QPC10EFIGVC00&prevPage=inTray
 Comments due by 22nd April 2021.</p> | | | |
| 11 | District reference
21/00812/LBC | Site reference
11-17 Market Place,
Cirencester GL7 2PB | Other Reference
Listed Building Consent |
| <p>Ground floor internal alterations and refurbishment, repainting of external shopfront and installation of new signage. https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QOXTYXFIGO700&prevPage=inTray
 Comments due by 22nd April 2021.</p> | | | |
| 12 | District reference
21/04004/FUL | Site reference
18 Kingshill,
Cirencester GL7 1DE | Other Reference
Full Planning Permission |
| <p>Demolition of existing timber framed bungalow and the erection of two new dwellings - Resubmission of approval reference 20/04004/FUL.
 https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQJ056FIHJP00&prevPage=inTray
 Comments due by 28th April 2021.</p> | | | |

Applications considered prior to the meeting, in line with approved criteria and process, which have been responded to with no objection:-

<i>District reference</i> 21/00908/TCONR	<i>Site reference</i> Land parcel at Barton Lane, Cirencester GL7 7BG	<i>Other Reference</i> Conservation Area Tree Consent
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No objection to the felling of the Sycamore tree, subject to the comments of the Tree Officer.

<i>District reference</i> 21/00935/TCONR	<i>Site reference</i> Cirencester Park, Park Lane, Cirencester GL7 2BT	<i>Other Reference</i> Conservation Area Tree Consent
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No objection to the various tree works, subject to the comments of the Tree Officer.

<i>District reference</i> 21/00879/TCONR	<i>Site reference</i> 28-30 Tontine House, Cecily Hill, Cirencester GL7 2EF	<i>Other Reference</i> Conservation Area Tree Consent
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No objection to the re-shaping of the Holly tree, subject to the comments of the Tree Officer.

<i>District reference</i> 21/00826/TCONR	<i>Site reference</i> The Parsonage, 32 Watermoor Road, Cirencester GL7 1JR	<i>Other Reference</i> Conservation Area Tree Consent
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No objection to the crown reduction of the Lime Tree, subject to the comments of the Tree Officer.

<i>District reference</i> 21/00865/TPO	<i>Site reference</i> Highways Depot, 2 Love Lane, Cirencester GL7 1YG	<i>Other Reference</i> Tree Preservation Order
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No objection to the removal of the Sycamore tree, subject to the comments of the Tree Officer.

<i>District reference</i> 21/00782/TPO	<i>Site reference</i> 17 Oaklands, Cirencester GL7 1FA	<i>Other Reference</i> Tree Preservation Order
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No objection to the crown reduction and re-shaping of the Pussy Willow, subject to the comments of the Tree Officer.

<i>District reference</i> 21/00995/TPO	<i>Site reference</i> 10 Oaklands, Cirencester GL7 1FA	<i>Other Reference</i> Tree Preservation Order
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No objection to the crown reduction of the Norway Maple and Common Beech trees, the removal of the branches to the two Sycamore trees and the removal of the deadwood to the Common Lime and Sycamore tree, subject to the comments of the Tree Officer.

<i>District reference</i> 21/00919/FUL	<i>Site reference</i> 131 Cheltenham Road, Stratton, Cirencester GL7 2JF	<i>Other Reference</i> Full Planning Permission
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No objection to the proposed rear extension, as the materials match and are in keeping with the existing building.

District reference
21/00757/CLEUD

Site reference
Cirencester Town FC,
Corinium Stadium, Kingshill Lane,
Cirencester GL7 1FS

Other Reference
Certificate of Lawful Existing Use
or Development

No objection to the installation of a ground source heat pump under certificate of lawful existing use or development.

District reference
21/00687/CLOPUD

Site reference
37 Berry Hill Crescent,
Cirencester GL7 2HF

Other Reference
Certificate of Lawful Proposed Use
or Development

No objection to the demolition of the existing carport and the erection of a single storey side extension to form a garage/workshop under certificate of lawful existing use or development.

District reference
21/00823/HPANOT

Site reference
16 Tinglesfield,
Stratton,
Cirencester GL7 2JL

Other Reference
General Permitted Development

No objection to the schedule 2, part 1 for a single storey extension under general permitted development order.

District reference
21/00541/FUL

Site reference
18 Burford Road,
Cirencester GL7 2AS

Other Reference
Full Planning Permission

No objection to the demolition of the existing garage and replace with a new extension, as the materials match and are in keeping with the existing building.

District reference
21/00493/FUL

Site reference
Peartree House,
61 Alboin Street, Stratton,
Cirencester GL7 2HT

Other Reference
Full Planning Permission

No objection to the alterations and extension to the boundary wall to create a parking space from the existing driveway entrance, to add a further adjoining wall across the end to enclose that parking space and create a pedestrian gateway in that wall.

District reference
C/21/00118/STC

Site reference
Cirencester Rugby Football Club,
The Whiteway,
Cirencester GL7 2ER

Other Reference
Street Trading Licence

No objection to the street trading licence for a mobile pizza container (Kitchen Garden Pizza Co) at Cirencester Rugby Football Club trading on Friday from 5.00 p.m. to 8.00 p.m.

District reference
21/00364/FUL

Site reference
11 Dollar Street,
Cirencester GL7 2AS

Other Reference
Full Planning Permission

No objection, in principle, to the conversion and alteration of the existing buildings to create 7no. flats, together with ground floor flexible business unit and associated ancillary development consisting of a single storey extension for bin store and landscaping at the rear to create a communal courtyard, as the flats are of a sympathetic development of small units much needed in the town, with appropriate storage for bikes and recycling, subject to respecting the historic features of the existing building.

Consideration should also be given to the first floor of the former Bakery, which will look directly into the gardens of 7 Dollar Street and 4 Coxwell Street. We would like to see appropriate tree screening on the proposed landscape to provide some privacy to these properties. There should also be a stipulation that residents may apply for a permit to use in Abbey Grounds, as this is explicitly a no-car development.

District reference
21/00916/LBC

Site reference
11 Dollar Street,
Cirencester GL7 2AS

Other Reference
Listed Building Consent

No objection, in principle, to the conversion and alteration of the existing buildings to create 7no. flats, together with ground floor flexible business unit and associated ancillary development consisting of a single storey extension for bin store and landscaping at the rear to create a communal courtyard, as the flats are of a sympathetic development of small units much needed in the town, with appropriate storage for bikes and recycling, subject to respecting the historic features of the existing building.

Consideration should also be given to the first floor of the former Bakery, which will look directly into the gardens of 7 Dollar Street and 4 Coxwell Street. We would like to see appropriate tree screening on the proposed landscape to provide some privacy to these properties. There should also be a stipulation that residents may apply for a permit to use in Abbey Grounds, as this is explicitly a no-car development.

Other Matters

Members noted the Civic Update of 5th March 2021.

Planning Decisions received from 1st to 31st March 2021

1 Newcombe Court Victoria Road Cirencester Gloucestershire GL7 1EN

2 Mountain Ash in the communal area. Reduce all over to near previous. (1.0 - 2.0m) to contain at an acceptable size for the location.

Ref. No: 21/01230/TCONR | Validated: Wed 17 Mar 2021 | Status: No objection

Barton Mill House Barton Lane Cirencester Gloucestershire GL7 2EE

T1 Cedar - remove larger deadwood and end weight reductions of minor branching which extends beyond main crown line (not altering or reducing crown size). T2 Cherry - remove dead branching from stem. G3 Bird Cherry - clear collapsed stem to ground level and fell two remaining suppressed stems with acute lean over gardens. G4 Poplar - remove major dead branching from all trees to north & north-west boundary. T5 Plum - reduce overhang to drive and lawn

Ref. No: 21/01201/TCONR | Validated: Tue 16 Mar 2021 | Status: No objection

28 - 30 Tontine House Cecily Hill Cirencester Gloucestershire GL7 2EF

Holly tree in rear garden, right hand side boundary. Remove roughly 25% top from Holly to prevent shading and easier tree maintenance in a small garden. Trim shoulders to give a rounded top, and nice shape to Holly

Ref. No: 21/00879/TCONR | Validated: Fri 26 Feb 2021 | Status: No objection

Plot Adjacent to Chantilly House Baunton Lane Cirencester Gloucestershire GL7 2LL

Compliance of Condition 11 (window and door details) of permission 20/00340/FUL - Erection of 1 no dwelling together with associated works (resubmission of 18/04347/FUL)

Ref. No: 21/00925/COMPLY | Validated: Wed 03 Mar 2021 | Status: Permits

Cirencester Town Football Club Corinium Stadium Kingshill Cirencester Gloucestershire GL7 1FS

Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the installation of a ground source heat pump

Ref. No: 21/00757/CLEUD | Validated: Tue 02 Mar 2021 | Status: Permits

Bathurst Estate Cirencester Park Estate Office Cirencester House Park Street Cirencester Gloucestershire GL7 2BP

T1 - Leylandii - Fell to ground level following storm damage resulting in compromised structural integrity

Ref. No: 21/00709/TCONR | Validated: Tue 16 Feb 2021 | Status: No objection

63 Chesterton Park Cirencester Gloucestershire GL7 1XS

Demolition of existing garage, erection of two storey side extension and single storey extensions to front/rear, and conversion of existing loft

Ref. No: 21/00656/FUL | Validated: Sat 13 Feb 2021 | Status: Permits

1 The Avenue Cirencester Gloucestershire GL7 1EH

T1 Lime tree - pollard tree below old historic pollard points by 2 metres T2 Yew - reduce side branches back in line with Yew hedge

Ref. No: 21/00628/TCONR | Validated: Wed 10 Feb 2021 | Status: No objection

Cirencester College Fosse Way Campus Stroud Road Cirencester Gloucestershire GL7 1XA

Creation of cellular storage tank under existing car park and associated works

Ref. No: 21/00630/FUL | Validated: Thu 11 Feb 2021 | Status: Permits

Watermoor House Watermoor Road Cirencester Gloucestershire GL7 1JR

T1 & T2 are both large Magnolia trees that require a height reduction to roof level, and a sympathetic trim on the sides. Also to remove the stems that are pushing on the lead roofing

Ref. No: 21/00581/TCONR | Validated: Mon 08 Feb 2021 | Status: No objection

Stratton House Hotel Gloucester Road Stratton Cirencester Gloucestershire GL7 2LE

Horse chestnut, circled on sketch map. Reduction of large lateral on south side of tree by around 4-5m to reduce weight on limb. Limb is very heavy and in a dangerous position over the car park entrance. Old bracing is in poor condition - cable has become tight and tree is growing around the bolts. Tree has cavities at 2/3 height.

Ref. No: 21/00519/TPO | Validated: Wed 03 Feb 2021 | Status: Permits

Barclays Bank Plc 28 Market Place Cirencester Gloucestershire GL7 2NP

Installation of 1 Non-Illuminated Individual sign fascia sign to front elevation and installation of 1 Non-Illuminated Projecting sign to front elevation

Ref. No: 21/00482/ADV | Validated: Tue 02 Feb 2021 | Status: Permits

23 Overhill Road Stratton Cirencester Gloucestershire GL7 2LG

Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for a Single Storey extension to rear of property

Ref. No: 21/00373/CLOPUD | Validated: Thu 28 Jan 2021 | Status: Permits

5 Mercian Close Cirencester Gloucestershire GL7 1LT

Compliance with Condition 3 (boundary treatment) of permission 20/01895/FUL - Re-cladding of external elevations, replacing the entrance lobby and re-configuring the carpark and access

Ref. No: 21/00355/COMPLY | Validated: Wed 27 Jan 2021 | Status: Permits

84 Chesterton Lane Cirencester Gloucestershire GL7 1YD

Variation of Conditions 2 and 13 of planning permission 19/02636/FUL (Erection of detached dwelling to the rear) to amend the design including 2 additional rooflights and substituting a door for a window on the south elevation and to change colour of windows, doors and rooflights from dark grey to black

Ref. No: 21/00317/FUL | Validated: Tue 26 Jan 2021 | Status: Permits

Chesterton Farm Cranhams Lane Cirencester Gloucestershire GL7 6JP

G40 - 5 trees within southern portion of group require removal as indicated by dashed redline on accompanying sketch plan. This tree removal is proposed in conjunction with S278 Highway works. An AMS is to be submitted approx.

January 2021 which will provide further detail for this area, however, to avoid the nesting season the aim is to obtain TPO consent for the tree removal ahead of the planning consent for the S278 works.

Ref. No: 21/00309/TPO | Validated: Fri 22 Jan 2021 | Status: Permits

Plot Adjacent to Chantilly House Baunton Lane Cirencester Gloucestershire GL7 2LL

Variation of Conditions 2 (approved plans) and 8 (bat and bird boxes) of Permission 20/00340/FUL (Erection of 1 no dwelling together with associated works (resubmission of 18/04347/FUL))

Ref. No: 21/00314/FUL | Validated: Thu 28 Jan 2021 | Status: Permits

8 Black Jack Mews Black Jack Street Cirencester Gloucestershire GL7 2AA

A single Sorbus aucuparia (Rowan) which has previously been pollarded, or had a crown reduction within a small bungalow garden. The tree is too large for the garden setting and requires a crown reduction.

Ref. No: 21/00279/TCNR | Validated: Thu 21 Jan 2021 | Status: No objection

24 Saxon Road Cirencester Gloucestershire GL7 1AX

Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for renewing windows

Ref. No: 21/00206/CLOPUD | Validated: Fri 12 Feb 2021 | Status: Permits

117 Pheasant Way Cirencester Gloucestershire GL7 1BJ

Proposed extension and alterations

Ref. No: 21/00324/FUL | Validated: Wed 27 Jan 2021 | Status: Permits

2 Keble Close Cirencester Gloucestershire GL7 1UN

Proposed single storey rear extension

Ref. No: 21/00155/FUL | Validated: Thu 14 Jan 2021 | Status: Permits

Unit 1 Cirencester Retail Park Bridge Road Cirencester Gloucestershire GL7 1QU

External alterations to a Class E commercial unit

Ref. No: 21/00056/FUL | Validated: Thu 07 Jan 2021 | Status: Permits

Unit 1 Cirencester Retail Park Bridge Road Cirencester Gloucestershire GL7 1QU

1no. High Level Flex Face Sign. 1no. Internally Illuminated Entrance Sign. 1no. Totem Graphic. 4no. Externally Applied Window Graphics

Ref. No: 21/00057/ADV | Validated: Wed 06 Jan 2021 | Status: Permits

Stonewold Gloucester Road Stratton Cirencester Gloucestershire GL7 2JY

Proposed garages and rebuilding of outbuilding

Ref. No: 21/00089/FUL | Validated: Wed 27 Jan 2021 | Status: Permits

Cirencester College Fosse Way Campus Stroud Road Cirencester Gloucestershire GL7 1XA

Demolition of existing two storey teaching block and single storey changing rooms and erection of two/three storey 'Digital Building' with associated hard and soft landscaping (Variation of Condition 2 (drawing numbers) of permission 19/04741/FUL) involving alterations to design of approved scheme

Ref. No: 20/04566/FUL | Validated: Sat 19 Dec 2020 | Status: Permits

Swallows and Amazons Gallows Pound Lane Stratton Cirencester Gloucestershire GL7 2RJ

Proposed upper storey rear extension and bridge

Ref. No: 20/04527/FUL | Validated: Tue 26 Jan 2021 | Status: Permits

23 Queen Street Cirencester Gloucestershire GL7 1HB

Erection of single storey rear extension

Ref. No: 20/04474/FUL | Validated: Tue 12 Jan 2021 | Status: Permits

Flat A 49 Coxwell Street Cirencester Gloucestershire GL7 2BQ

Insertion of rooflight (Retrospective) replacement of rooflights, removal of redundant metal gas flue terminal on chimney stack and replacement chimney pot, replacement guttering and additional works

Ref. No: 20/04435/LBC | Validated: Thu 10 Dec 2020 | Status: Permits

Flat A 49 Coxwell Street Cirencester Gloucestershire GL7 2BQ

Insertion of rooflight (Retrospective) and replacement of rooflights

Ref. No: 20/04434/FUL | Validated: Fri 11 Dec 2020 | Status: Permits

The Old Kennels Tetbury Road Cirencester Gloucestershire

Compliance with Condition 13 (landscaping plan) of permission 19/00853/FUL - Change of use of land at Cirencester Park from horse paddocks, arena, and stables car park to form a new car park of 250 spaces

Ref. No: 20/04386/COMPLY | Validated: Fri 04 Dec 2020 | Status: Permits

9 Tinglesfield Stratton Cirencester Gloucestershire GL7 2JL

Non-material amendment to application 19/01368/FUL for alteration to east elevation windows size and format

Ref. No: 20/04389/NONMAT | Validated: Thu 03 Dec 2020 | Status: Permits

153 Gloucester Street Cirencester Gloucestershire GL7 2DP

Replace 2 windows at the rear of the property

Ref. No: 20/04387/LBC | Validated: Fri 04 Dec 2020 | Status: Permits

2 Queen Elizabeth Road Cirencester Gloucestershire GL7 1DJ

Demolition of existing attached garage and erection of two storey extension

Ref. No: 20/04333/FUL | Validated: Wed 02 Dec 2020 | Status: Permits

16 Lewis Lane Cirencester Gloucestershire GL7 1EA

Compliance with Condition 3 (sample materials) 19/00969/LBC - Erection of detached timber gazebo to rear, alterations to a section of rear boundary wall and existing outbuilding and the replacing/re-positioning existing rear entrance gates and posts

Ref. No: 20/03838/COMPLY | Validated: Fri 12 Feb 2021 | Status: Permits

Stratton End Gloucester Road Stratton Cirencester Gloucestershire GL7 2LF

Proposed swimming pool and Pool House with associated landscaping

Ref. No: 20/03551/FUL | Validated: Thu 22 Oct 2020 | Status: Permits

3 Querns School 19 Querns Lane Cirencester Gloucestershire GL7 1RL

Replacement windows

Ref. No: 20/03470/LBC | Validated: Tue 15 Dec 2020 | Status: Permits

Land at Chesterton Farm Cranhams Lane Cirencester Gloucestershire

Compliance with conditions 6 (Phasing), 7 (Initial Enabling Works), 9 (Design Coding), 10 (Detailed Design Code Phases 1 & 1a), 13 (Waste water), 14 (Water Supply), 15 (SuDS Delivery Schedule), 16 (SuDS Schemes for each phase/sub-phase), 49 (Waste Minimisation and Soil Management), 64 (Broadband) of permission 16/00054/OUT (Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road)

Ref. No: 20/01947/COMPLY | Validated: Fri 10 Jul 2020 | Status: Permits