



## Planning Committee Meeting

You are hereby summoned to attend a meeting of the Planning Committee to be held at 10.00 a.m.  
in the 1<sup>st</sup> Floor Meeting Room, Bingham House, 1 Dyer Street, Cirencester,  
on Thursday, 9<sup>th</sup> November, 2017.

Johan Newman, Office Services Manager  
1<sup>st</sup> November 2017

### AGENDA

1. **APOLOGIES**  
To receive and accept the apologies presented.  
Apologies are to be communicated by phone or e-mail to the lead officer/administrator for the respective meeting. It is the responsibility of the member who cannot attend a meeting to arrange a substitute (Standing Order 45 refers).
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 Thursday, 14<sup>th</sup> September 2017 and comments made under delegated authority of the Council (copies 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 is included on the electoral register for the town of Cirencester and those who are excluded from the register by age and who reside in the town. 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. **APPLICATIONS**  
To consider applications\* received from Cotswold District Council (copy attached).

\*Applications shall be deemed to refer to applications relating to Planning, Listed Buildings, Conservation Areas, Tree Preservation Orders and Advertising received up to the date of the meeting.

Contd.



6. OTHER MATTERS (including correspondence for determination/recommendation to Council received up to the date of the meeting)
7. CORRESPONDENCE
8. DECISION NOTICES  
To receive a copy of the Decision Notices since the last meeting (copy attached).
9. 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.

#### NOTES & INFORMATION

1. All reports referred to are available to view at the Local Information Centre, Bingham House, 1 Dyer Street, Cirencester.
2. A Welcome Sheet is available to members of the public at the meeting; and on request via the Local Information Centre.
3. Please note that in the event of a fire, follow the exit signs, which are clearly identifiable. The primary exit from the 1<sup>st</sup> Floor Meeting Room is via Bingham House front entrance where the assembly point is located outside 'The Woolmarket' in Dyer Street. The secondary exit is via the back door and through the court yard to the rear of Bingham Library.
4. Next Planning Committee Meeting Date – 14<sup>th</sup> December 2017 in the 1<sup>st</sup> Floor Meeting Room, Bingham House, 1 Dyer Street, Cirencester at 10.00 a.m.
5. Members of the public are welcome to attend meetings of the Council and its Committees.
6. Follow us on Facebook and Twitter: @Cirentc

For details about public participation, please contact the Local Information Point.



Bingham House, 1 Dyer Street, Cirencester, Gloucestershire, GL7 2PP  
Tel: 01285 655646/Fax: 01285 643843/Web: [www.cirencester.gov.uk](http://www.cirencester.gov.uk)

CIRENCESTER TOWN COUNCIL

MINUTES of a Meeting of the Planning Committee held in the 1<sup>st</sup> Floor Meeting Room, Bingham House, No. 1 Dyer Street, Cirencester, at 10.00 a.m. on Thursday, 14<sup>th</sup> September 2017.

PRESENT:- Councillors: Jenny Hincks – Vice Chairman  
Roland Hughes  
Shane Poole

Johan Newman – Office Services Manager  
Libby Hughes - Administrative Officer

Representative from Wilts and Gloucestershire Standard

In the absence of the Chairman, Councillor Stuart Tarr, the Vice Chairman, Councillor Mrs Jenny Hincks, took the chair.

#### 048.18 Apologies

Apologies were received and noted from Councillor Stuart Tarr - Chairman. Absent Councillors Nigel Robbins and Mark Harris.

#### 049.18 Declarations of Interest and Dispensations

All Councillors declared a non-pecuniary interest in respect of planning 17/03729/TCONR – The Parsonage, 32 Watermoor Road, as they know the applicant.

In the event of any planning applications arising from their wards, Councillors Mrs J Hincks and R Hughes declared that in considering such applications at the Town Council Planning Committee meetings, that they would also consider any additional or supplementary information prior to formal consideration by the District's Planning Committee and in duly making a judgement and representing the interests of the Ward at that time.

#### 050.18 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on Thursday, 17<sup>th</sup> August 2017, be approved as a correct record and signed by the Chairman.

#### 051.18 Public Participation (Standing Order 68 refers)

None were received.

#### 052.18 Applications

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17125	17/02824/FUL	29 Millennium Way, Cirencester GL7 1FJ	Amended Plans

Members re-iterate their previous comments, i.e. *"Members had no objection to the erection of the two storey and single storey rear extensions, as the materials, design and character is in keeping with the existing and surrounding properties"*.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17126	17/02911/FUL	81 Watermoor Road, Cirencester GL7 1LB	Full Planning Permission

Members had no objection in principle to the demolition of the former Salvation Army Hall and erection of a dwelling. They did, however, have concerns regarding the site's archaeological sensitivity.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17127	17/03218/LBC	60 Gloucester Street, Cirencester GL7 2DH	Listed Building Consent

Members had no objection to the reinstatement of the roof structure with traditional materials and the internal works, as the materials match and are appropriate to a listed building.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17128	17/02825/FUL	20 Shepherds Way, Cirencester GL7 2ET	Amended Plans

Members noted that the extension has been moved from the boundary, however, they still re-iterate their previous comments, i.e. *"Although the new extension is near the boundary line, Members had on objection to the erection of the two storey rear extension as this would have no impact on neighbouring properties and the materials match and are in keeping with the existing building."*

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17129	17/03406/FUL	57 Crabtree Lane, Cirencester GL7 1DW	Full Planning Permission

Members object to the proposed new dwelling on the grounds of overdevelopment, the layout and density of the building is too large for the site.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17130	17/03680/TCONR	32 The Avenue, Cirencester GL7 1EJ	Conservation Area Tree Consent

Members had no objection to the reduction and crown lift of the Holly tree, subject to the comments of the Tree Officer.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17131	17/03387/FUL	32 Cecily Hill, Cirencester GL7 2EF	Full Planning Permission

Members had no objection to the conversion of the former potting shed to one bedroom dwelling and proposed external restoration, rebuilding of stone walls, roof and internal alterations, as the materials match and are in keeping with the existing property.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17132	17/03389/LBC	32 Cecily Hill, Cirencester GL7 2EF	Listed Building Consent

Members had no objection to the conversion of the former potting shed to one bedroom dwelling and proposed external restoration, rebuilding of stone walls, roof and internal alterations, as the materials match and are appropriate to a listed building. Also the conversion would not alter the appearance or historical character of the building.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17133	17/02727/FUL	38A London Road, Cirencester GL7 1AG	Amended Plans

Members noted that the amended plans are for information only, but they still had concerns of overdevelopment.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17134	17/03426/FUL	Flat 3, Beresford House, Cirencester GL7 2EX	Full Planning Permission

Members had no objection to the replacement of the 3 windows, as the materials match and are in keeping with other flats in Beresford House.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17135	17/03716/TCONR	1 King Street, Cirencester GL7 1JT	Conservation Area Tree Consent

Members had no objection to the felling of one of the Eucalyptus tree and the crown reduction in the other Eucalyptus tree, subject to the comments of the Tree Officer.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17136	17/02908/ADV	Forum House, South Way, Cirencester GL7 1LJ	Amended Plans

Members re-iterate their previous comments, i.e. "*Members object to all the signage as they are too large and not in keeping with the street scene. Also Members would like to see non-illuminated signs*".

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17137	17/03729/TCONR	The Parsonage, 32 Watermoor Road, Cirencester GL7 1JR	Conservation Area Tree Consent

Members had no objection to the tree works, subject to the comments of the Tree Officer.

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

- a) Members received a letter from Cotswold District Council regarding an appeal made to the Secretary of State against the decision to refuse planning permission at Land at Whiteway View, Stratton. It was agreed to send the Town Council's objections to the Secretary of State.
- b) Members received and noted a letter from Cotswold District Council regarding a planning application at Forum House, South Way.

#### **054.18 Correspondence**

Members received and noted a letter from the Planning Inspectorate regarding the appeal decision at 135 Cheltenham Road. The appeal was allowed and planning permission is granted for garage, garden works and car port.

#### **055.18 Decision Notices**

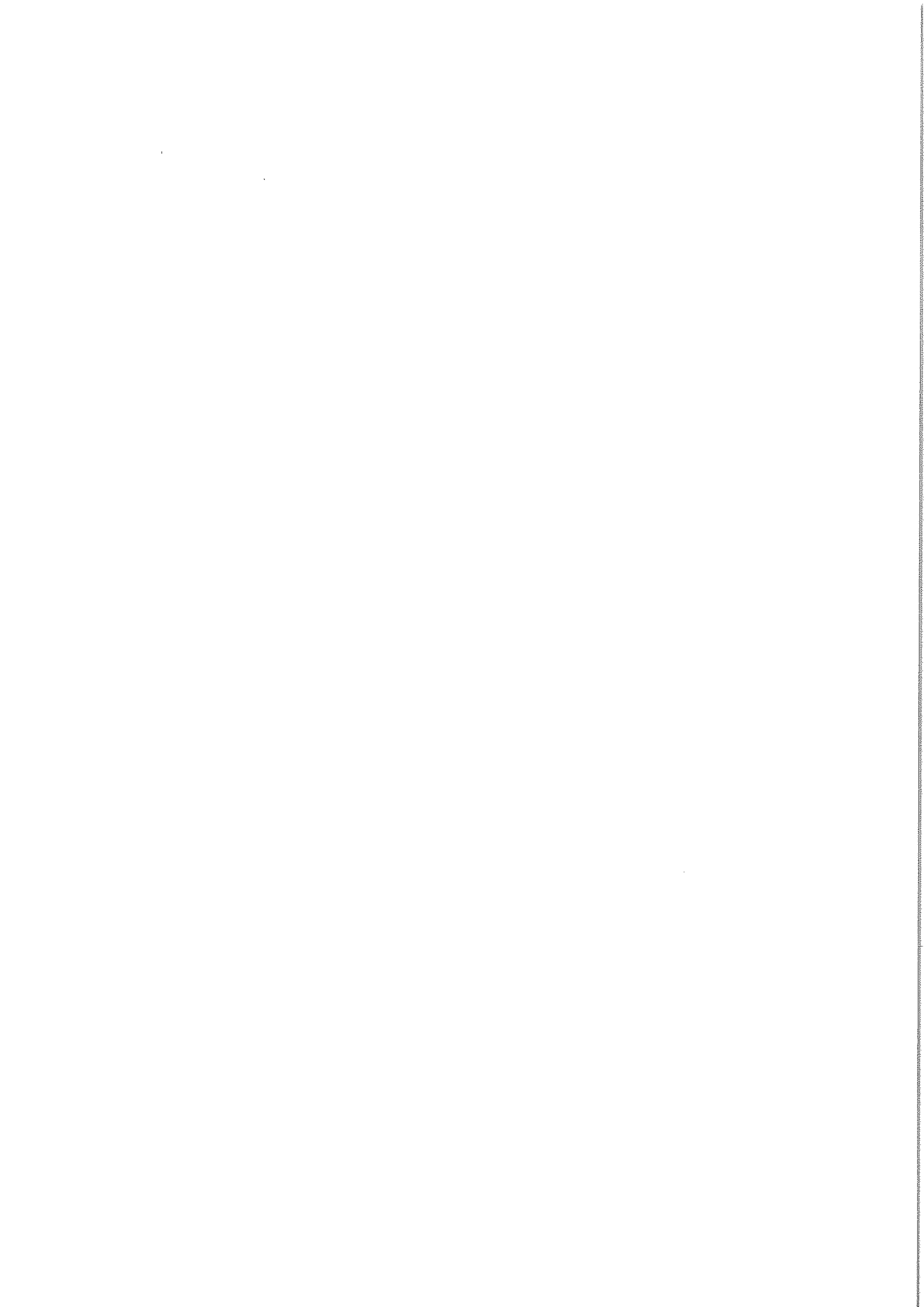
Members received and noted the Decision Notices received from Cotswold District Council.

#### **056.18 All Member Briefing**

Members agreed the following items which should be included in the all-member briefing notes:-  
Applications, including planning application 17/02911/FUL – 81 Watermoor Road  
Appeal Letter

The meeting closed at 10.30 a.m.

Councillor Mrs J Hincks  
Vice Chairman



## CIRENCESTER TOWN COUNCIL

Comments made on planning applications since the last meeting which were made under delegated authority of the Council

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17138	17/03620/ADV	Campden House, 6 Silver Street, Cirencester GL7 2BL	Advertisement Consent

No objection to the hanging and fascia sign.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17139	17/03631/FUL	45 Bowly Road, Cirencester GL7 1SF	Full Planning Permission

The Town Council object to the two storey side extension, on the grounds of overdevelopment, the impact the extension would have on neighbouring properties and the street scene. Also if approved this would set a precedent in the area.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17140	17/02911/FUL	81 Watermoor Road, Cirencester GL7 1LB	Amended Plans

The Town Council note the additional information, but still re-iterates their previous comments, i.e. "*Members had no objection in principle to the demolition of the former Salvation Army Hall and erection of a dwelling, they did, however, have concerns regarding the sites archaeological sensitivity*".

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17141	17/04037/CONTR	7 Black Jack Mews, Black Jack Street, Cirencester GL7 2AA	Conservation Area Tree Consent

No objection to the pruning and reshaping of the Cherry, Apple, Ash and Maple trees, subject to the comments of the Tree Officer.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17142	17/003637/FUL	Batten and Allen, Bridge End, Cirencester GL7 1NQ	Full Planning Permission

No objection to the extension to the car park.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17143	17/04191/TCONR	28 Watermoor Road, Cirencester GL7 1JW	Conservation Area Tree Consent

No objection to the reduction in height and spread of the Cherry tree, subject to the comments of the Tree Officer.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17144	17/03792/TPO	Oakley Hall Chapel Courtyard, Highfield Lane, Cirencester GL7 1FY	Tree Preservation Order

No objection to the felling of the Lime tree, subject to the comments of the Tree Officer.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17145	17/03348/LBC	82 Gloucester Street, Cirencester GL7 2DR	Listed Building Consent

No objection to the skylight and replacement of the window to French doors at the rear of the property providing the doors match and are in keeping with the materials and design of the bedroom window above in complying with any specific design features requested by the Planning Officer.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17146	17/03737/FUL	Units 1-2, The Corinium Centre, Love Lane3, Cirencester GL7 1YJ	Full Planning Permission

No objection to the erection and installation of the air conditioning unit, as it complies with the local planning policy requirements and is appropriate in its location, size and use.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17147	17/03730/FUL	18 Mullings Court, Dollar Street, Cirencester GL7 2AW	Full Planning Permission

No objection to the replacement windows from single to double glazed aluminium.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17148	17/03681/FUL	9 Barn Way, Stratton, Cirencester GL7 2LY	Full Planning Permission

No objection to the alterations to the fenestration and the cladding of the building in reconstructed stone, subject to the finishing being in keeping with the street scene.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17149	C/17/01171/PRMA	House of Fraser, 29-35 Market Place, Cirencester GL7 2NX	New Premises Licence

No objection to the new premises licence for the selling of alcoholic gift sets.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17150	17/04327/TCONR	11St Peters Road, Cirencester GL7 1RE	Conservation Area Tree Consent

No objection to the pruning of the Rowan and Pear trees and to the crown reduction of the Pyracantha, subject to the comments of the Tree Officer.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17151	17/03190/FUL	Value House, 23B Dyer Street, Cirencester GL7 2PP	Full Planning Permission

No objection to the erection of an awning as the colour is in keeping with the street scene.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17152	17/03891/FUL	6 Brooke Road, Cirencester GL7 1SZ	Full Planning Permission

No objection to the loggia style conservatory to the rear, as the materials match and are in keeping with the existing property.

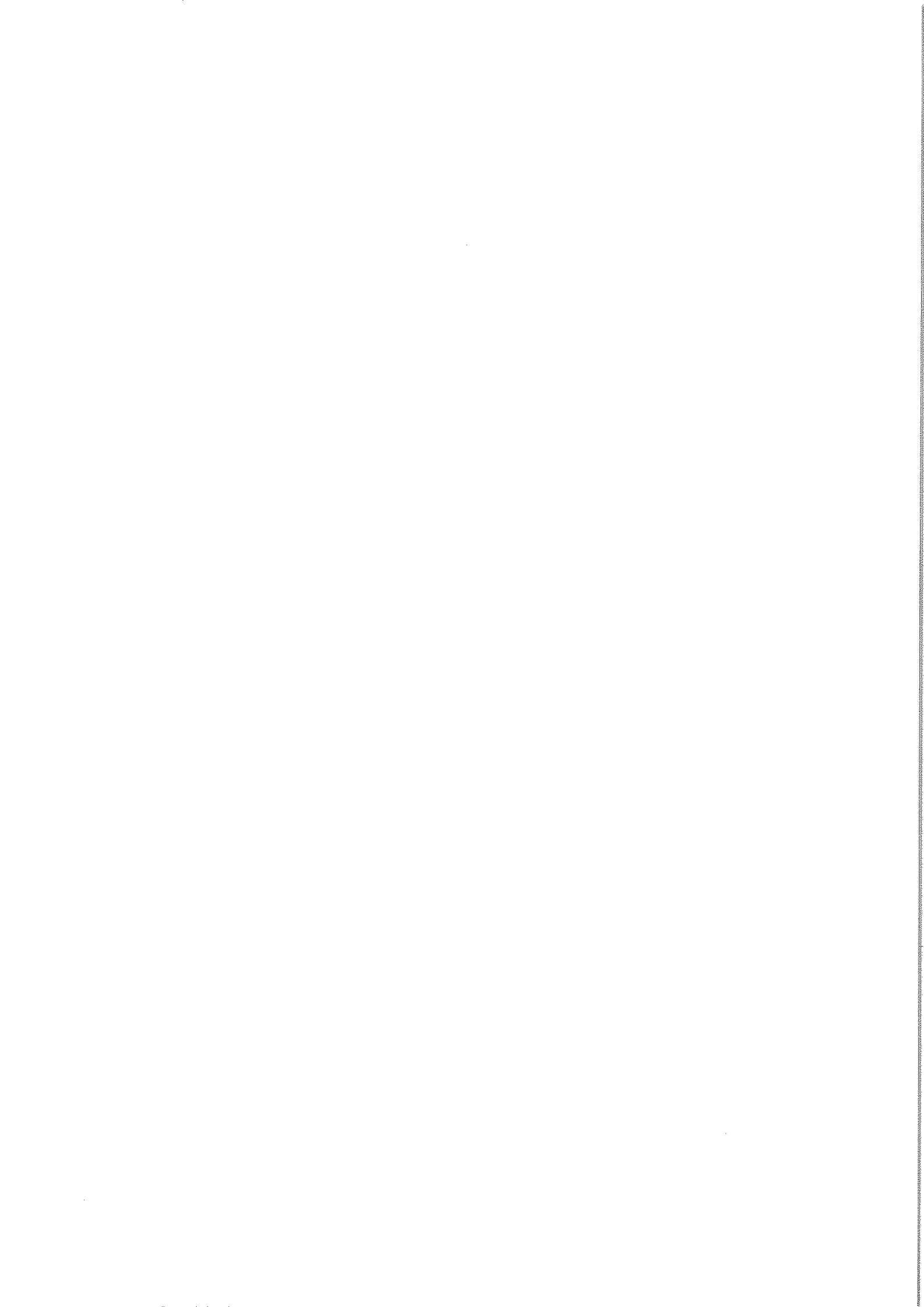


<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17153	17/03785/FUL	3 Tinglesfield, Stratton, Cirencester GL7 2JL	Full Planning Permission

No objection to the single storey rear extension, as the materials match and are in keeping with the existing property.

<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other Reference</i>
17154	17/03838/FUL	2 Weavers Road, Cirencester GL7 1DB	Full Planning Permission

Objection on the grounds of risks to overdevelopment in the absence of on-site parking details that were not submitted for this application.



## CIRENCESTER TOWN COUNCIL

APPLICATIONS TO BE CONSIDERED ON THURSDAY, 9<sup>TH</sup> NOVEMBER 2017 AT THE PLANNING COMMITTEE MEETING

Councillors:- Stuart Tarr – Chairman  
 Jenny Hincks – Vice Chairman  
 Mark Harris  
 Roland Hughes  
 Nigel Robbins  
 Shane Poole

PLEASE PRESENT TO THE OFFICE ANY COMMENTS THAT YOU MAY HAVE ON THE APPLICATIONS LISTED BELOW

1	<i>Plan Number</i> 17155	<i>District reference</i> 17/04199/LBC	<i>Site reference</i> Campden House, 6 Silver Street, Cirencester GL7 2BL	<i>Other Reference</i> Listed Building Consent
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Erection of hanging sign and fascia sign.  
*Comments due by 10<sup>th</sup> November 2017.*

2	<i>Plan Number</i> 17156	<i>District reference</i> 17/04141/FUL	<i>Site reference</i> Stratton Place, 42 Gloucester Road, Stratton, Cirencester GL7 2LU	<i>Other Reference</i> Full Planning Permission
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Variation of condition 2 and 5 of planning application 15/03052/FUL to amend the approved landscaping scheme.  
*Comments due by 10<sup>th</sup> November 2017.*

3	<i>Plan Number</i> 17157	<i>District reference</i> 17/04242/FUL	<i>Site reference</i> Bartonbury Glen, Stroud Road, Cirencester GL7 1UZ	<i>Other Reference</i> Full Planning Permission
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Erection of a dwelling with garden room, detached garage and associated works.  
*Comments due by 14<sup>th</sup> November 2017.*

4	<i>Plan Number</i> 17158	<i>District reference</i> 17/04247/FUL	<i>Site reference</i> 180 Partridge Way, Cirencester GL7 1LX	<i>Other Reference</i> Full Planning Permission
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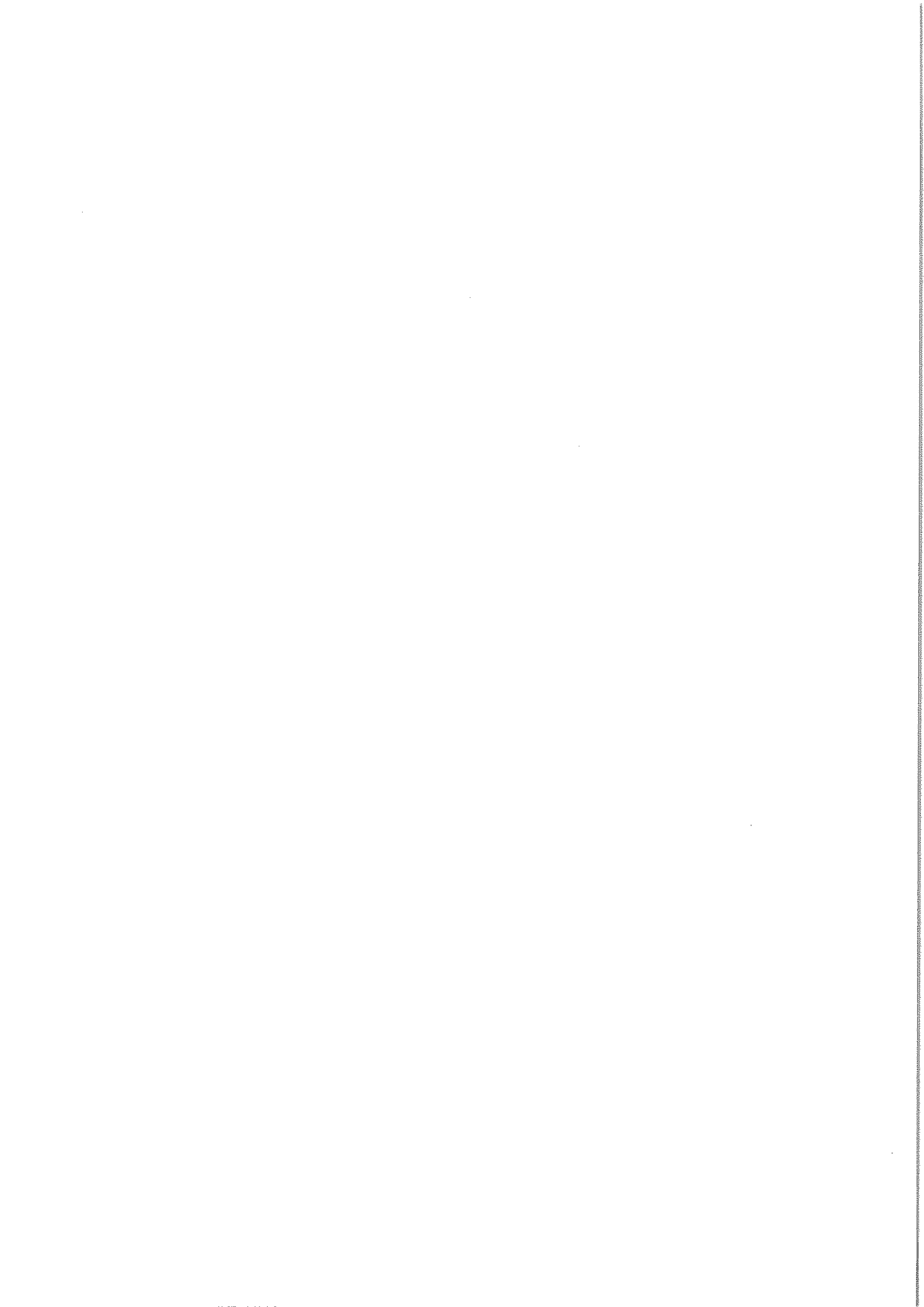
Erection of two storey side and rear extension.  
*Comments due by 15<sup>th</sup> November 2017.*

5	<i>Plan Number</i> 17159	<i>District reference</i> 17/04173/FUL	<i>Site reference</i> 18 Castle Street, Cirencester GL7 1QH	<i>Other Reference</i> Full Planning Permission
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Proposed creation of domestic living accommodation and retention of the existing retail space.  
*Comments due by 16<sup>th</sup> November 2017.*

6	<i>Plan Number</i> 17160	<i>District reference</i> 17/04018/ADV	<i>Site reference</i> 29 Sheep Street, Cirencester GL7 1QW	<i>Other Reference</i> Advertisement Consent
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Replacement signage.  
*Comments due by 16<sup>th</sup> November 2017.*





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**CIRENCESTER TOWN COUNCIL  
PLANNING COMMITTEE MEETING – THURSDAY 9<sup>TH</sup> NOVEMBER 2017**

AGENDA ITEM:	8
REPORT TITLE:	Planning Decisions from 1 <sup>st</sup> September to 31 <sup>st</sup> October 2017 If you require further information on any of the decisions please contact the office

**32 The Avenue Cirencester Gloucestershire GL7 1EJ**

Approx 20ft Holly tree to be reduced by 30% and crown lift 2.5 metres in height

Ref. No: 17/03680/TCONR | Validated: Tue 05 Sep 2017 | Status: No objection

**Bailey Lodge Stroud Road Cirencester Gloucestershire GL7 6JS**

Changes to the building's external appearance and roof structure, including - Rationalised elevational finishes, Reduction in hard landscaping, Relocation of cycle and bin store, Simplified building form, and Main entrance lobby alteration

Ref. No: 17/03536/NONMAT | Validated: Fri 25 Aug 2017 | Status: Permits

**7 Berkeley Road Cirencester Gloucestershire GL7 1TY**

T.1 - Walnut (located at the end of the shed) - reduce crown and side branches by 2 metres to reduce risk of failure; T.3 - Walnut - (located close to the water butt) - thin crown by 20%; T.2 - Walnut (located at the boundary fence) - tidy any broken branches when split limb is removed; T.5 - Birch (located at the right side of the garden) - lift the lower branches over the neighbours roof to clear by 4ft

Ref. No: 17/03398/TPO | Validated: Fri 29 Sep 2017 | Status: Permits

**47 Dyer Street Cirencester Gloucestershire GL7 2PP**

Leylandii trees - fell due to excessive size of both trees and roots. Roots risking damage to underground pipework

Ref. No: 17/03322/TCONR | Validated: Fri 11 Aug 2017 | Status: No objection

**Shepherd Small & Co First Floor East Northway House North Way Cirencester Gloucestershire GL7 2QY**

Change of use of part of first floor office to two flats (Use Class C3) and associated alterations

Ref. No: 17/03291/FUL | Validated: Tue 15 Aug 2017 | Status: Permits

**Flat 8 Beresford House Shepherds Way Cirencester Gloucestershire GL7 2EX**

Replacement windows

Ref. No: 17/03314/FUL | Validated: Fri 11 Aug 2017 | Status: Permits

**Larksfield 39 Oaklands Cirencester Gloucestershire GL7 1FA**

Removal of large overhanging branches of horse chestnut tree

Ref. No: 17/03290/TPO | Validated: Wed 09 Aug 2017 | Status: Permits

**3 Tinglesfield Stratton Cirencester Gloucestershire GL7 2JL**

Single storey rear extension

Ref. No: 17/03196/HPANOT | Validated: Fri 04 Aug 2017 | Status: Withdrawn

**South Way House South Way Cirencester Gloucestershire GL7 1FN**

Amendment to planning permission 16/04485/FUL to provide an additional bedroom at first floor to the extension to form a 2 bed maisonette. Subdivide the existing first floor to provide an additional 1 bed apartment

Ref. No: 17/03109/FUL | Validated: Tue 01 Aug 2017 | Status: Permits

**17 The Avenue Cirencester Gloucestershire GL7 1EJ**

Extension to front elevation to form garden room

Ref. No: 17/03036/FUL | Validated: Wed 26 Jul 2017 | Status: Permits

**7 Oakley Road Cirencester Gloucestershire GL7 1ST**

Single storey and two-storey rear extensions

Ref. No: 17/03051/FUL | Validated: Fri 04 Aug 2017 | Status: Permits

**1 Blackberry Walk London Road Cirencester Gloucestershire GL7 1GH**

Proposed conservatory: distance from the rear original wall 4.5 metres; height to the eaves 2.4 metres; maximum height 3.1 metres

Ref. No: 17/03070/HPANOT | Validated: Tue 25 Jul 2017 | Status: Prior Approval Not Required

**10 Victoria Road Cirencester Gloucestershire GL7 1EN**

New Garage

Ref. No: 17/03020/FUL | Validated: Wed 26 Jul 2017 | Status: Permits

**First Choice Travel Shop 17 Cricklade Street Cirencester Gloucestershire GL7 1HY**

Fascia and hanging sign

Ref. No: 17/02972/ADV | Validated: Tue 01 Aug 2017 | Status: Permits

**39 Somerford Road Cirencester Gloucestershire GL7 1TP**

Two storey and single storey extensions to rear

Ref. No: 17/02818/FUL | Validated: Sat 08 Jul 2017 | Status: Permits

**29 Millennium Way Cirencester Gloucestershire GL7 1FJ**

Erection of two storey and single storey rear extensions

Ref. No: 17/02824/FUL | Validated: Sat 08 Jul 2017 | Status: Permits

**36 Cecily Hill Cirencester Gloucestershire GL7 2EF**

Replacement patio doors

Ref. No: 17/02725/LBC | Validated: Tue 01 Aug 2017 | Status: Permits

**Forum House South Way Cirencester Gloucestershire GL7 1LJ**

Change of use from a vacant job centre (Class A2) to a gym (Class D2) to be open from 0600 - 2300 hours daily;

installation of compressors and other external alterations

Ref. No: 17/02488/FUL | Validated: Sat 17 Jun 2017 | Status: Permits

**Barclay Court Trafalgar Road Cirencester Gloucestershire**

Installation of lighting columns to replace bollards

Ref. No: 17/02398/FUL | Validated: Fri 04 Aug 2017 | Status: Permits

**49 Thomas Street Cirencester Gloucestershire GL7 2BA**

5no. replacement windows and installation of extract fan

Ref. No: 17/01214/LBC | Validated: Tue 20 Jun 2017 | Status: Permits

**49 Thomas Street Cirencester Gloucestershire GL7 2BA**

5no. replacement windows and installation of extract fan

Ref. No: 17/01213/FUL | Validated: Thu 22 Jun 2017 | Status: Permits

**Land to the rear of Albion Street Stratton Gloucestershire**

Erection of a dwelling house and ancillary development

Ref. No: 16/02012/FUL | Validated: Fri 20 May 2016 | Status: Refused – Details Attached

**28 Watermoor Road Cirencester Gloucestershire GL7 1JW**

One medium size Cherry Tree to the rear of the property, to be reduced by approximately a third of canopy height and spread, maintaining a regular Cherry tree shape

Ref. No: 17/04191/TCONR | Validated: Wed 11 Oct 2017 | Status: No objection

**7 Black Jack Mews Black Jack Street Cirencester Gloucestershire GL7 2AA**

Reduce the following trees in height down to old pruning points, plus reshaping - One Cherry; One Apple; One Ash; One Maple

Ref. No: 17/04037/TCONR | Validated: Thu 28 Sep 2017 | Status: No objection

**12 The Mead Cirencester Gloucestershire GL7 2BB**

T1 Yew Tree - reduce to cut line of 2011 (approx. 50%). T2 Yew Tree - reduce to cut line of 2011 (approx. 50%). T3 Yew Tree - reduce by 35%. T4 Trim Laurels down to 2.5 metres

Ref. No: 17/03975/TCONR | Validated: Mon 25 Sep 2017 | Status: No objection

**Chesterton Halt Adult Training Centre Meadow Road Cirencester Gloucestershire GL7 1YA**

Non-material amendment to application 16/03017/REM for changes to external windows and doors on Blocks A and B and changes to the path next to Block B as shown on the submitted site layout drawing

Ref. No: 17/03911/NONMAT | Validated: Fri 22 Sep 2017 | Status: Permits

**5 Cecily Hill Cirencester Gloucestershire GL7 2EF**

Purple leaf plum - Crown reduction by 25%

Ref. No: 17/03794/TCONR | Validated: Tue 12 Sep 2017 | Status: No objection

**Tesserae 1 King Street Cirencester Gloucestershire GL7 1JT**

T.1 - Eucalyptus – Fell. T.2 - Eucalyptus - reduce the crown from approximately 10m to 7m in height and from approximately 5.5m to 3m in radius

Ref. No: 17/03716/TCONR | Validated: Thu 07 Sep 2017 | Status: No objection

**The Parsonage 32 Watermoor Road Cirencester Gloucestershire GL7 1JR**

T.1 - rear of the garage. Fell the Cherry stem nearest the corner of the building and prune back the Cotoneaster to clear the building by approximately 2.0m. T.2 - Large Apple tree in the middle of the lawn. Remove the tall vertical stem and epicormic growth, to leave a lower domed crown. Also prune the spread by up to 2.0m to shape. T.3 - 6 x Lime trees across the rear boundary. Re-pollard at approximately 4.5m (i.e. approximately 1.0m lower than previously). Also strip off the Ivy from the top half of the main stem and reduce the lateral spread all round by approximately 2.0m. T.4 - Maple in the corner - strip off the Ivy and remove any significant dead wood. T.5 - Poor Sycamore (squirrel damage) in the left boundary to the side of the house. Fell to near ground level. T.6 - Large Lime in the left boundary near the front. Remove the tall sucker stem on the roadside only. T.7 - 3 x stemmed Ash by the front wall. Fell to near ground level. T.8 - Yew beyond items (6) and (7). Reduce in height to 2.0m and trim back the lawn side. T.9 - Lime to right of the drive. Remove the low 'lopped' limbs and significant dead wood. T.10 - Sycamore to the right of the garage. Completely remove the front two stems and clear the BT wire

Ref. No: 17/03729/TCONR | Validated: Thu 07 Sep 2017 | Status: No objection

**Batten and Allen Bridge End Cirencester Gloucestershire GL7 1NQ**

Extension to car park

Ref. No: 17/03637/FUL | Validated: Fri 22 Sep 2017 | Status: Permits

**45 Bowly Road Cirencester Gloucestershire GL7 1SF**

Two storey side extension

Ref. No: 17/03631/FUL | Validated: Sat 02 Sep 2017 | Status: Refused – Details attached

**Flat 3 Beresford House Shepherds Way Cirencester Gloucestershire GL7 2EX**

Replacement of 3 windows

Ref. No: 17/03426/FUL | Validated: Wed 13 Sep 2017 | Status: Permits

**57 Crabtree Lane Cirencester Gloucestershire GL7 1DW**

Proposed new dwelling (re-submission of 17/01048/FUL)

Ref. No: 17/03406/FUL | Validated: Fri 18 Aug 2017 | Status: Withdrawn

**Cecily Hill House 32 Cecily Hill Cirencester Gloucestershire GL7 2EF**

Conversion of former potting shed to one bedroom dwelling, including external restoration and rebuilding of stone walls and roof

Ref. No: 17/03387/FUL | Validated: Tue 05 Sep 2017 | Status: Permits

**Cecily Hill House 32 Cecily Hill Cirencester Gloucestershire GL7 2EF**

Conversion of former potting shed to one bedroom dwelling, including external restoration and rebuilding of stone walls and roof, and internal alterations

Ref. No: 17/03389/LBC | Validated: Tue 05 Sep 2017 | Status: Permits

**22 Shepherds Way Cirencester Gloucestershire GL7 2ET**

Demolish existing side canopy, construct single storey side and rear extension

Ref. No: 17/03328/FUL | Validated: Wed 23 Aug 2017 | Status: Permits

**60 Gloucester Street Cirencester Gloucestershire GL7 2DH**

Reinstatement of roof structure with traditional materials and coverings and internal works and renewal of first and second floors

Ref. No: 17/03218/LBC | Validated: Thu 24 Aug 2017 | Status: Permits

**20 Shepherds Way Cirencester Gloucestershire GL7 2ET**

Erection of two storey rear extension

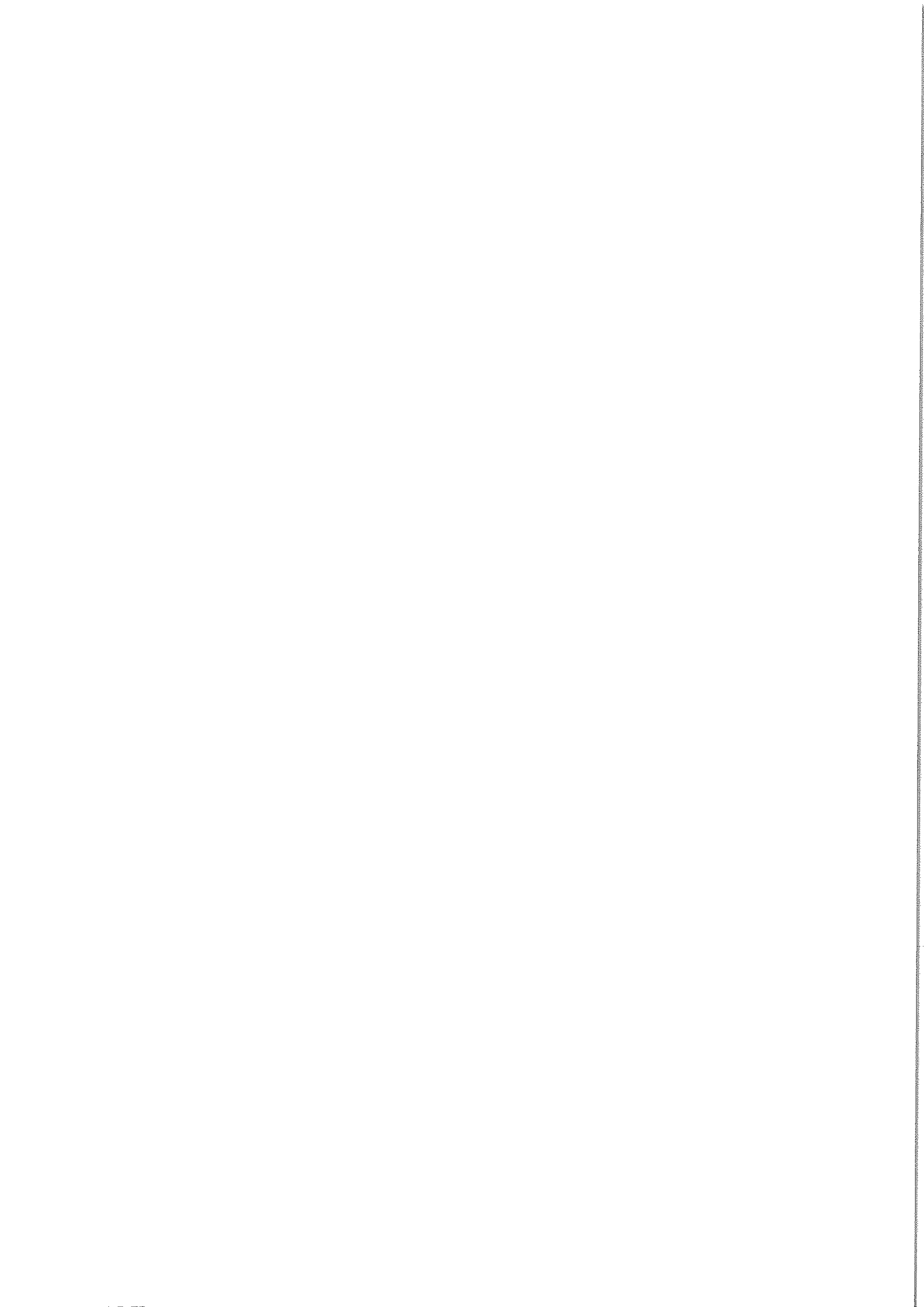
Ref. No: 17/02825/FUL | Validated: Tue 18 Jul 2017 | Status: Permits

**4 Black Jack Street Cirencester Gloucestershire GL7 2AA**

Part compliance with conditions 4 (parking), 5 (biodiversity), 6 (samples), 7 (sample panel), 8 (windows/doors), 9 (design details), 10 (levels), 12 (archaeology), 13 (contamination), 17 (drainage), 18 (waste) and 19 (CMS) of application

15/00254/FUL - Demolition (in part) of 4 Black Jack Street, and outbuildings to rear of 4 - 6 Black Jack Street and erection of 7 two and three storey houses, with associated parking and vehicular access from Gosditch Street

Ref. No: 17/02116/COMPLY | Validated: Wed 24 May 2017 | Status: Part compliance of conditions







# COTSWOLD DISTRICT COUNCIL

## COTSWOLD DISTRICT COUNCIL TOWN AND COUNTRY PLANNING ACT 1990

### REFUSAL OF PLANNING PERMISSION

Agent  
Plan-A Planning & Development Ltd  
Suite D Swan Yard  
9-13 West Market Place  
Cirencester  
GL7 2NH

Applicant  
Mr Ian Buswell  
26 Frome Gardens  
Stroud  
GL5 4LE

**Erection of a dwelling house and ancillary development at Land To The Rear Of Albion Street Stratton Gloucestershire**

APPLICATION REF: 16/02012/FUL  
FILE REF: CT.9179

DATE 20th September 2017

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### **DECISION NOTICE**

In pursuance of their powers under the above Act, the Council **REFUSES** permission for the above development for the following reason(s).

1 The proposed development will result in an intensification of use of a substandard access due to its restricted width, substandard layout and emerging visibility that fails to give priority to pedestrian and cycle movements and create a safe and secure layout that minimises conflict between traffic, cyclists or pedestrians contrary to section 4, of the national planning policy framework (NPPF) and Policy 38 of the Cotswold District Local Plan to 2011.

2 The proposed dwelling by way of its siting, would result in a development that would relate poorly to neighbouring properties. It would detract from the amenities of surrounding occupiers in particular 4 Stratton Place and 27 Albion Street in terms of being overbearing and due to overlooking. The proposal would therefore be contrary to Cotswold District Local Plan Policy 46 and paragraph 61 of the NPPF.

**Note: Statement in respect of the positive and proactive approach undertaken by the Local Planning Authority**

In accordance with the requirements of paragraphs 186 and 187 of the NPPF, the Local Planning Authority has worked with the applicant(s) in a positive and proactive manner that improve the economic, social and environmental conditions of the area and in order to seek solutions to overcome the planning objections and the conflict with Development Plan Policy. Negotiations have, however, been unsuccessful in this case to achieve sustainable development.

Your attention is drawn to the NOTES overleaf.

*Kevin Field*

Kevin Field  
Planning and Development Manager on behalf of Cotswold District Council



# COTSWOLD DISTRICT COUNCIL

## COTSWOLD DISTRICT COUNCIL TOWN AND COUNTRY PLANNING ACT 1990

### REFUSAL OF PLANNING PERMISSION

Mrs Ann Carter  
45 Bowly Road  
Cirencester  
Gloucestershire  
GL7 1SF

**Two storey side extension at 45 Bowly Road Cirencester Gloucestershire  
GL7 1SF**

APPLICATION REF: 17/03631/FUL  
FILE REF: CT.9236

DATE 27th October 2017

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### **DECISION NOTICE**

In pursuance of their powers under the above Act, the Council **REFUSES** permission for the above development for the following reason(s).

1 The application site is located within a mature residential area of Cirencester, which is characterised by dwellings which have a degree of uniformity and simplicity in their architecture. The proposed two storey extension would project forward of the existing dwelling and the roof of the extension would not be set down. As a result, the proposed extension would not appear subservient to the existing dwelling. The extension would appear incongruous and prominent within the street scene and would fail to respect the character, appearance and of the area with regard to style, setting, harmony, street scene and proportion. The proposals would therefore fail to accord with the National Planning Policy Framework, in particular paragraphs 58, 60 and 64 of the NPPF and Policy 42 of the Cotswold District Local Plan 2001 - 2011.

**Note: Statement in respect of the positive and proactive approach undertaken by the Local**

**Planning Authority**

In accordance with the requirements of paragraphs 186 and 187 of the NPPF, the Local Planning Authority has worked with the applicant(s) in a positive and proactive manner that improve the economic, social and environmental conditions of the area and in order to seek solutions to overcome the planning objections and the conflict with Development Plan Policy. Negotiations have, however, been unsuccessful in this case to achieve sustainable development.

Your attention is drawn to the NOTES overleaf.

*Kevin Field*

Kevin Field  
Planning and Development Manager on behalf of Cotswold District Council