



Design, Access and Planning Statement

Site – Margery Lane Barns Clearwell Gloucestershire GL16 8LA

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1.0 INTRODUCTION

1.1 My Design Consultancy, proprietor Nick Cooper, is instructed by Steve Matthews and partners to resubmit a planning application for removal of the existing buildings and replace with a much more efficient dwelling house in terms of energy saving, construction costs and overall improvement to that which exists.

2.0 SITE/PLANNING HISTORY

2.1 Class Q permission was granted in 2016 reference P0640/16 for the barns. My client bought these in Sep 2019 with this permission in place. It was discovered in due course that FODDC had erred in the drafting of the Class Q permission document and having provided an up-to-date ecology report FODDC reissued the approval document in November 2020. This allowed the Class Q permission to continue with three years granted to complete instead of three years to commence development.

2.2 A scheme was submitted reference P0117/21 for removing the buildings which was withdrawn on 24 May 2021. Objections came from the Conservation Officer and Ecology.

3.0 DESIGN/MODIFICATIONS

3.1 The design has been modified to overcome any concerns of the Conservation Officer even though it is considered these were unfounded. The proposed new build is not in a Conservation Area nor is it even close to its edge. However in order to advance matters a fresh design accompanies this application confirming that practically none of the new build can be seen from street below.

3.2 This is demonstrated by images accompanying this application showing the street scene with the fresh design.

4.0 ACCESS

4.1 There are no access issues and the HA has not objected

5.0 PLANNING – LOCAL DEVELOPMENT PLAN (DP) - NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

5.1 Appeal Decision 3236737 on 09 October 2020. There Inspector Bale concluded at best FODDC had 4.8 years housing land supply (HLS) and not the requisite 5 year HLS. Accordingly paragraph 11(d) of the NPPF should be engaged as the DP housing policies should be regarded as out of date and therefore not applied

6.0 ECOLOGY

6.1 The renewed Class Q permission in November 2020 was accompanied by an Ecology Report which was accepted by Alastair Chapman Senior Ecologist as completely satisfactory. It is unclear why with little differences and very little alteration to the footprint it is deemed further Ecology reports are required. The designation of the land/area remains as it was in 2016 and 2020

6.2 Nevertheless further reports by Colin Menendez have been commissioned. Due to a recent planning application on the other side of Margery Lane, it is considered that great crested newts will not be affected. Colin Menendez has confirmed that it is thought mitigation matters for bats for the proposal ought not be difficult as they have previously been deemed as acceptable.

7.0 SUMMARY/CONCLUSION

7.1 This proposal will not bring about any adverse effects to the locality. The site is not in any Green Belt, AONB, AGLV or Conservation designated areas and the proposal does not affect the Conservation Area.

7.2 Accordingly Paragraph 11(d) of the NPPF should be engaged in the planning balance and determination process as there will be no adverse effects.

7.3 Planning permission should be approved without delay.

15 June 2021