

Clay Meadow Prior Notice Agricultural Track & Turning Head application combined with Full planning application for groundwork strengthening of area inside existing access to Cirencester Road.

20th July 2021 :GL7 6HU

NB: One map, one construction diagram and one map key applies to both applications.

The site

Clay Meadow is an Agricultural holding situated between South Cerney and Siddington and is circa 25-26 acres.

The applicant is the owner of the site which been used since 2012 for the breeding of high value Alpaca.

Certificate of ownership enclosed with other documentation.

There is a mains gas pipe* running East to West tapering after the PROW to the South *and this proposal avoids the need to build a track over this key Pipe.*

*It must be noted that South West Wales Utilities have already been consulted owing to the Gas Pipe traversing the land at Clay Meadow and their permission has been obtained for the track to run at the foot of the bund and to the gates. All permissions from SWWU have to be obtained prior to applying to the Cotswold District Council as a planning application of any form.

Planning has been granted for an Agricultural Barn which awaits imminent build.

There is an existing Agricultural entrance used frequently by the owner from the Cirencester Road which goes up the Canal man made bund and which has grass over gravel over clay.

The existing entrance from the Cirencester Road has inward opening gates and the pair of matching gates give an entrance in excess of 28 feet wide.

Whilst not opened fully back in the photo below – it can clearly be seen that the existing entrance is wide enough and deep enough and that hardstanding already exists and is overgrown requiring this extra work now.

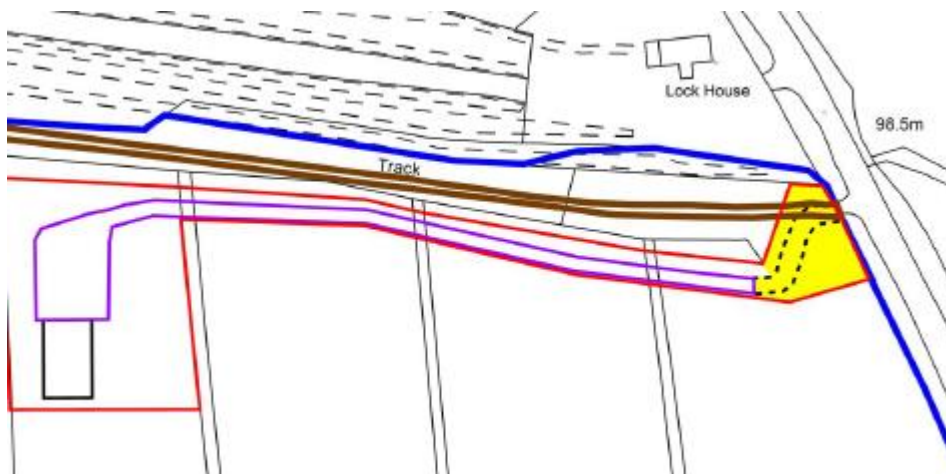


The area to the left of the photograph below is the area already used for existing access waiting and is already grass grown over stone over clay but which is required strengthening. This is the 25-28m closest to the Cirencester Road requiring FULL planning permission for strengthening.



Above the existing track goes up the bund, the area shaded yellow is the hardstanding to the left of the above track to meet the purple outlined new track..a different application to this part.

This hardstanding is shaded yellow on the figure below with the track to the road dotted in black.



- 1. Please note – the application (FULL) is for the “hardening” if you like, of this area from the road only inside the gates and is NOT an application for a new access/entrance as one already exists.**
- 2. There is an additional application for the Agricultural Track going from the yellow shaded area to the new Barn (purple outline in above diag) which is applied for separately under an Agricultural Prior Notice application.**

This additional Planning application is required for hardstanding from the Cirencester Road (over what already exists at existing entrance) for the first 25 metres as it is “25m from metalled road” and so the FULL application addresses only the portion up to that additional application which whilst each accompanying the other are assessed separately.

Existing:

There is an existing entrance onto the Cirencester Road which is regularly used – marked in red on the map below - and has gravel down over the turning area despite grass being allowed to grow over it in places. It has been there many decades prior to my purchase of the land in 2012 some nearly 10 years ago.

There is a large man made bund - indicated by the blue arrows on the map below - running immediately adjacent to the proposed track which the photographs demonstrate vehicles traversing the track on the top. These applications address only land at the base of the bund (Prior Notice track) and land inside and adjacent to the existing entrance (FULL pp).



There are poplar trees intermittently planted North to south by myself in 2016 and there is a gate already existing which will form the entrance for the new Agricultural track (Prior Notice application), therefore providing screening.

In 2016 Poplars were also planted screening the existing access from the road to the East.

Proposal

The proposal is in two parts - FULL land inside by entrance to Cirencester Road, Prior Notice for Agricultural track to barn.

One map is shown and used for both applications.

The *whole proposal* is for access to the agricultural Barn for building the Barn and access thereafter.

There is an existing area upon entering the site of hardstanding from the Cirencester Road (yellow) and a turning head area is also proposed adjacent to the barn (within purple lines).

Site History and Conditions

It should be noted that:

The site is NOT in a Conservation Area

The site is NOT in an Area of Outstanding Natural Beauty

The site is not in a Flood Zone

The proposal does NOT affect any neighbouring properties as is out of sight and there is an existing entrance in regular use already.

The proposal uses an existing entrance from the Cirencester Road already hard but worn.

There is NO new access required

Additional info:

The proposal is shielded by a man made bund and provides Agricultural Access to an Agricultural Barn

The proposal does NOT affect any Trees or hedges as uses gate already in existence both from Cirencester road and on site up what will be the new track at foot of bund.

NONE of the land on this site is rented, it is all owned by the applicant.

Method of construction

The area inside the 28ft wide gates on Clay Meadow land will be scraped back, stone laid, membrane laid and planed over and grass will be permitted to grow over this again in due course. Diag included with application

The site track will be 3.5 m wide and Clay Meadow land will be scraped back, stone laid, membrane laid and planed over and grass will be permitted to grow over this again in due course.

This provides Agricultural access to the granted Barn to be built and accessed thereafter. Diag included with application

For the purposes of both applications, the Agricultural track outlined in purple on maps provided is approximately 180m and 3.5 metres wide.

The hard standing turning head is a Fire regulation requirement size of 16m x 20m included at the point of arriving at the barn from the aforementioned purple outlined track.

The area shaded yellow inside the 28ft Clay Meadow existing Access gates is the area to be strengthened as described and is already gravel under grass anyway.

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