

rappor



Stanmore House, Ewen

JVAT Developments Ltd.

Technical Note

January 2024





TECHNICAL NOTE

Project Name: Stanmore House, Ewen
Client: JVAT Developments Ltd.
Job No: 22-0223
TN Status / No: Issue 01
Date: January 2024
Prepared By: Nick Mansfield
Checked By: Jamie Mattock
Subject: Full Planning Application Technical Note

1. Introduction

- 1.1 Rappor have been instructed by JVAT Developments Ltd to prepare a Technical Note (TN) in support of a residential development at Stanmore House, Ewen, Cirencester. Full planning permission is sought for the erection of three 4-bedroom dwellings within the curtilage of Stanmore House.
- 1.2 The key issues reviewed within this TN are as follows:
- a) A brief overview of the planning history and context of the site; and
 - b) A description of the development proposals including access arrangements, internal layout, and parking provision.
- 1.3 Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. This TN concludes that the proposed development, in highway and transportation terms, is acceptable and as such there are no highway grounds that should prevent the application from being permitted.



Site Location and Composition

- 1.4 The site is situated within the village of Ewen and comprises the garden of Stanmore House. It is bound to the north by Stanmore House and an Unnamed road, to the east by residential dwellings, to the south by undeveloped land, and to the west by residential dwellings. Access to the site is currently achieved from the Unnamed Road via a vehicle crossover. The site's location is detailed in the plan attached at **Appendix A**.

Local Highway Network and Safety

- 1.5 The Unnamed Road is a single two way carriageway that routes in an east to west alignment along the northern boundary of the site. Within the vicinity of the site, it is subject to a 30mph speed limit restriction and provides a direct route through Ewen in the east and to Kemble Village in the west. The CrashMap Extract at **Appendix B** demonstrates that there are no highway safety issues within the vicinity of the site.

Accessibility

- 1.6 Kemble Village is situated approximately 1.4km (five minute cycle ride) west of the application site and comprises a primary school, GP surgery, post office, convenience store, village hall, and a playground. Additionally, the village benefits from bus stops (the Post Office Stops) that facilitate access to the number 882 service, which operates Monday to Saturday and allows travel between Tetbury and Cirencester. Furthermore, Kemble Railway Station, located approximately 2.1km west of the application site, operates services that facilitate travel to Cheltenham Spa, London Paddington, Stroud, Stonehouse, and Swindon, amongst others. Prospective residents will therefore be able to utilise sustainable transport to access the services and amenities, as well as employment opportunities, available within Kemble Village and those settlements further afield.

2. Planning History

- 2.1 Planning permission (LPA Ref: 19/01846/FUL) was granted in June 2020 for the erection of three residential dwellings with associated car parking, landscaping, and access with the creation of a new parking arrangement. During the consultation process Gloucestershire County Council (GCC) Highways raised no objection to the application.
- 2.2 Condition 19 of the decision notice (**Appendix C**) states that development “*shall not begin until visibility splays are provided from a point 0.6m above the carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43 metres in each direction measured along the nearside edge of the adjoining carriageway and the aforementioned area shall be kept free from obstruction thereafter.*”



- 2.3 An application to discharge the condition was submitted to Cotswold District Council (CDC) under LPA Ref: 23/00253/COMPLY, which subsequently received permission in March 2023. A copy of the decision notice is attached at **Appendix D**.

3. Development Proposals

Full planning permission is sought for the erection of three 4-bedroom dwellings within the curtilage of Stanmore House.

The proposed site layout plan is attached at **Appendix E**.

Access Arrangements

- 3.1 Access to the site is to be achieved via the existing crossover arrangement onto the Unnamed Road, which will also continue to serve Stanmore House. Under LPA Refs: 19/01846/FUL & 23/00253/COMPLY, both GCC and CDC concluded that the access onto the Unnamed Road was safe and suitable with acceptable emerging visibility achievable within the extent of the adopted highway and land controlled by the applicant,
- 3.2 To substantiate the above, the approved visibility drawing has been reproduced and attached at **Appendix F**. The drawing demonstrates that a 2.4m x 54m visibility splay, to a 1.5m offset is achievable to the east of the existing access. As stated above, both GCC and CDC concluded that emerging visibility was acceptable and therefore the access arrangements are suitable to serve the proposed development.
- 3.3 Swept path analysis demonstrating the suitability of the access arrangements to enable an estate car to access / egress in forward gear, is shown on the drawings attached at **Appendix G**.
- 3.4 Based on the above, the access arrangements are safe and suitable to serve the proposed development and are therefore in accordance with Paragraph 114 of the National Planning Policy Framework (NPPF).

Internal Layout

- 3.5 The internal layout will comprise a shared surface driveway, measuring a minimum of 4.2m in width at its narrowest point in accordance with Manual for Gloucestershire Streets (MfGS) guidance. As demonstrated on the plan at **Appendix E**, the driveway will route east from the existing parking area, adjacent Stanmore House, to a courtyard that will facilitate vehicle turning manoeuvres. The swept path analysis at **Appendix G** demonstrates the suitability of the courtyard area to allow an estate car to access / egress in forward gear, as well as manoeuvre internally.



Emergency Vehicles

- 3.6 The swept path analysis at **Appendix H** demonstrates that a fire appliance can access / egress the development in forward gear, as well as manoeuvre internally. The analysis also demonstrates that a fire hose can get to within 45m of the furthest point of each dwelling.

Refuse Collection

- 3.7 Refuse collection will occur along the Unnamed Road as per the arrangements for neighbouring properties. A bin collection point is proposed internally on the eastern side of the site access, as demonstrated on the drawing attached at **Appendix I**.
- 3.8 MfS states that *“residents should not be required to carry waste more than 30m (excluding any vertical distance) to the storage point”* and *“waste collection vehicles should be able to get within 25m of the storage point.”*
- 3.9 The drawing at **Appendix I** demonstrates that refuse operators will be required to move bins less than 25m from the proposed collection point. It is, however, noted that residents will be required to pull their bins further than 30m, with those in the furthest dwelling (Plot C) having to carry their bins approximately 67.2m to the collection point, Even so, this is not a material planning concern and each application must be judged on its merits against prevailing planning policy.
- 3.10 MfS, section 6.8.9 refers to Part H of the Building Regulations, Section 1.8, which states that storage areas *“should be sited so that the distance householders are required to carry refuse does not usually exceed 30m”*. The 30m carry distance is therefore a recommended distance and should not preclude the granting of planning permission for developments where this carry distance is exceeded.
- 3.11 Furthermore, it should be noted that a similar collection strategy was proposed under LPA Ref: 19/01846/FUL, which received no objection from GCC Highways and was subsequently permitted by CDC.
- 3.12 Prospective residents would also be made aware, prior to purchasing, that the bin carry distance exceeds national guidance.
- 3.13 Based on the above, it is concluded that the proposed refuse collection strategy is acceptable and therefore suitable to serve the proposed development.

Car Parking

- 3.14 The MfGS Addendum (October 2021) requires that all 4-bedroom dwellings provide a minimum of two car parking spaces. In accordance with the guidance, all dwellings will be served by a car port capable of accommodating two vehicles, with the car port for Plot B also incorporating two parking spaces for Stanmore House. The suitability of these ports to serve each dwelling is demonstrated in the swept path analysis at **Appendix G**.



Electric Vehicle Charging (EVC)

- 3.15 In accordance with MfGS Addendum and the Building Regulations 2022 Approved Document Part S, all dwellings will be fitted with EVC points.

Cycle Parking

- 3.16 MfGS Addendum refers to Local Transport Note 1/20, which requires a minimum of one cycle space per bedroom. Each dwelling will be furnished with accessible, secure, and sheltered cycle storage capable of accommodating a minimum of four cycles, as demonstrated on the layout plan at **Appendix E**.

4. Summary and Conclusion

- 4.1 Rappor have been instructed by JVAT Developments Ltd to prepare a TN in support of a residential development at Stanmore House, Ewen, Cirencester. Full planning permission is sought for the erection of three dwellings within the curtilage of Stanmore House.
- 4.2 This TN has demonstrated the following:
- a) The proposed access arrangements are safe and suitable and accord with Paragraph 114 of the NPPF; and
 - b) The internal layout and proposed parking provision are in accordance with MfGS guidance.
- 4.3 Paragraph 115 of the NPPF states that “*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”
- 4.4 Rappor concludes that the proposed development will not result in an unacceptable impact on highway safety or a severe cumulative impact on the local highway network and therefore the proposal does not conflict with paragraph 115 of the NPPF. As such, there are no highway grounds that should prevent the planning application from being permitted.

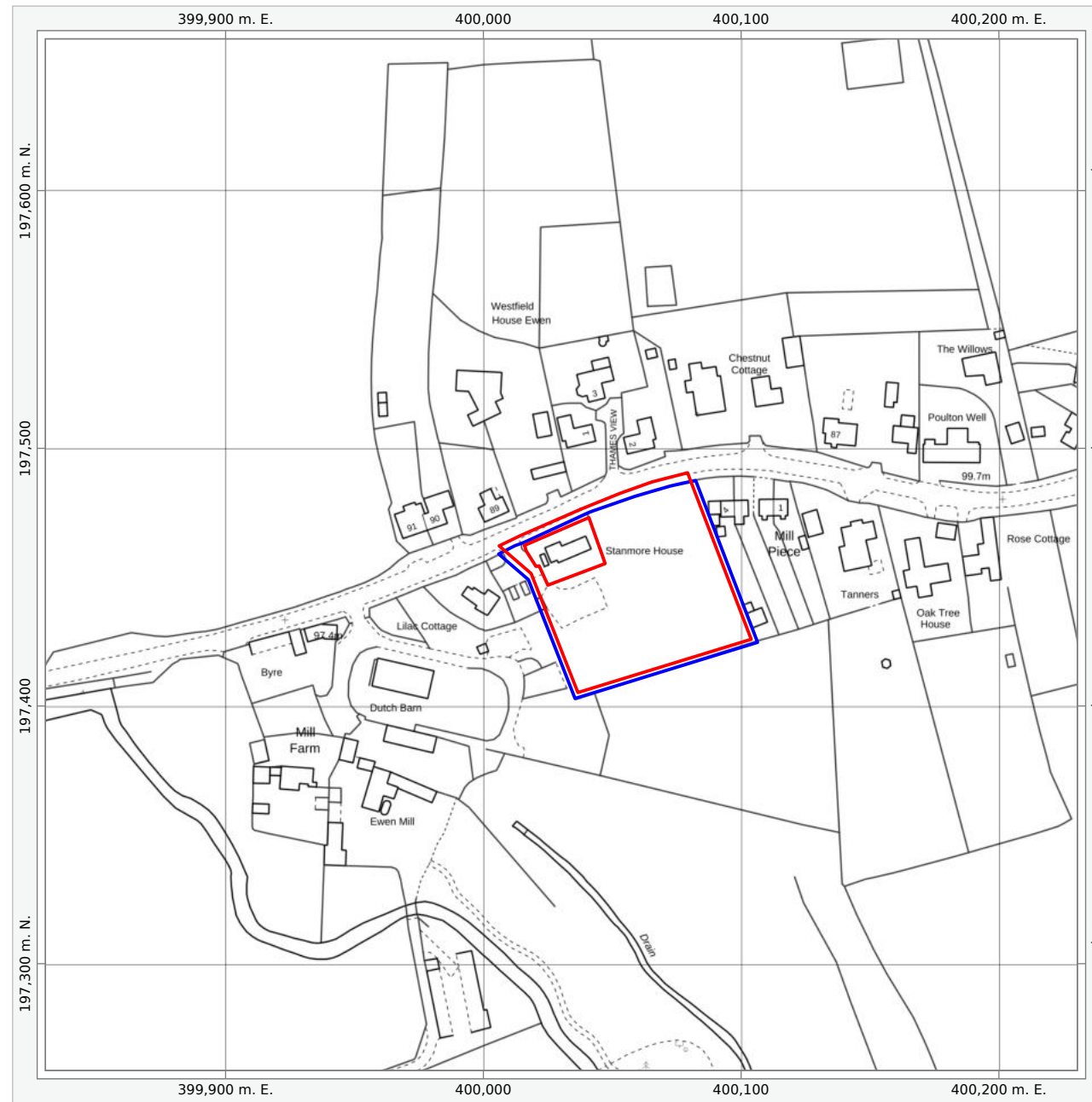


Appendices

Appendix A	Site Location Plan
Appendix B	CrashMap Extract
Appendix C	Decision Notice (LPA Ref: 19/01846/FUL)
Appendix D	Decision Notice (LPA Ref: 23/00253/COMPLY)
Appendix E	Proposed Site Layout
Appendix F	Visibility Assessment
Appendix G	Swept Path Analysis: Estate Car
Appendix H	Swept Path Analysis: Fire Tender
Appendix I	Refuse Collection Assessment



Appendix A – Site Location Plan



- Key**
- Ownership
 - Site

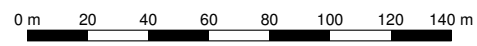
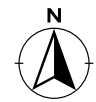
- Notes**
1. This drawing remains copyright of Blake Architects Limited and may not be reproduced or copied without consent in writing.
 2. For construction use figured dimensions only.
 3. Any discrepancies between site and drawings to be reported to the architect immediately.
 4. Read in conjunction with all relevant structural and mechanical & electrical engineers drawings.
 5. Survey undertaken by:

Date of Production: September 21st, 2023

© Crown copyright and database rights 2023 Ordnance Survey OS100035409.


The representation of a road, track or path is no evidence of a right of way.
The representation of features and lines is no evidence of a property boundary.

Order Licence Reference: SP25349



Ground Scale: 1:2500
Bottom Left: 399830 197259 Top Right: 400230 197659
Center: 400030 197459
Area: 400m x 400m

**STANMORE HOUSE, EWEN,
CIRENCESTER, GL7 6BU**

REVISIONS				
Rev. B	25.01.2024 Red Line Boundary amended			
Rev. A	16.01.2024 Red Line Boundary amended			
PROJECT	Stanmore House			
ADDRESS	STANMORE HOUSE, EWEN, CIRENCESTER, GL7 6BU			
	 Blake Architects Limited 1 Coves Barn, Winstone Gloucestershire. GL7 7JZ [T] 01285 841407 [e] mail@blakearchitects.co.uk www.blakearchitects.co.uk			
TITLE	Proposed Location Plan			
DRAWING NUMBER	23.13.03.01			
STATUS	Planning			
DRAWN	CHECKED	DATE	SCALE	REVISION
ET	JN	25.01.24	1:2500 @ A3	B



Appendix B – CrashMap Extract

^ Hide

Location:

Years

5 of 24 years selected

Severity

Casualty Types:

All Casualty Types

Vehicles Involved:

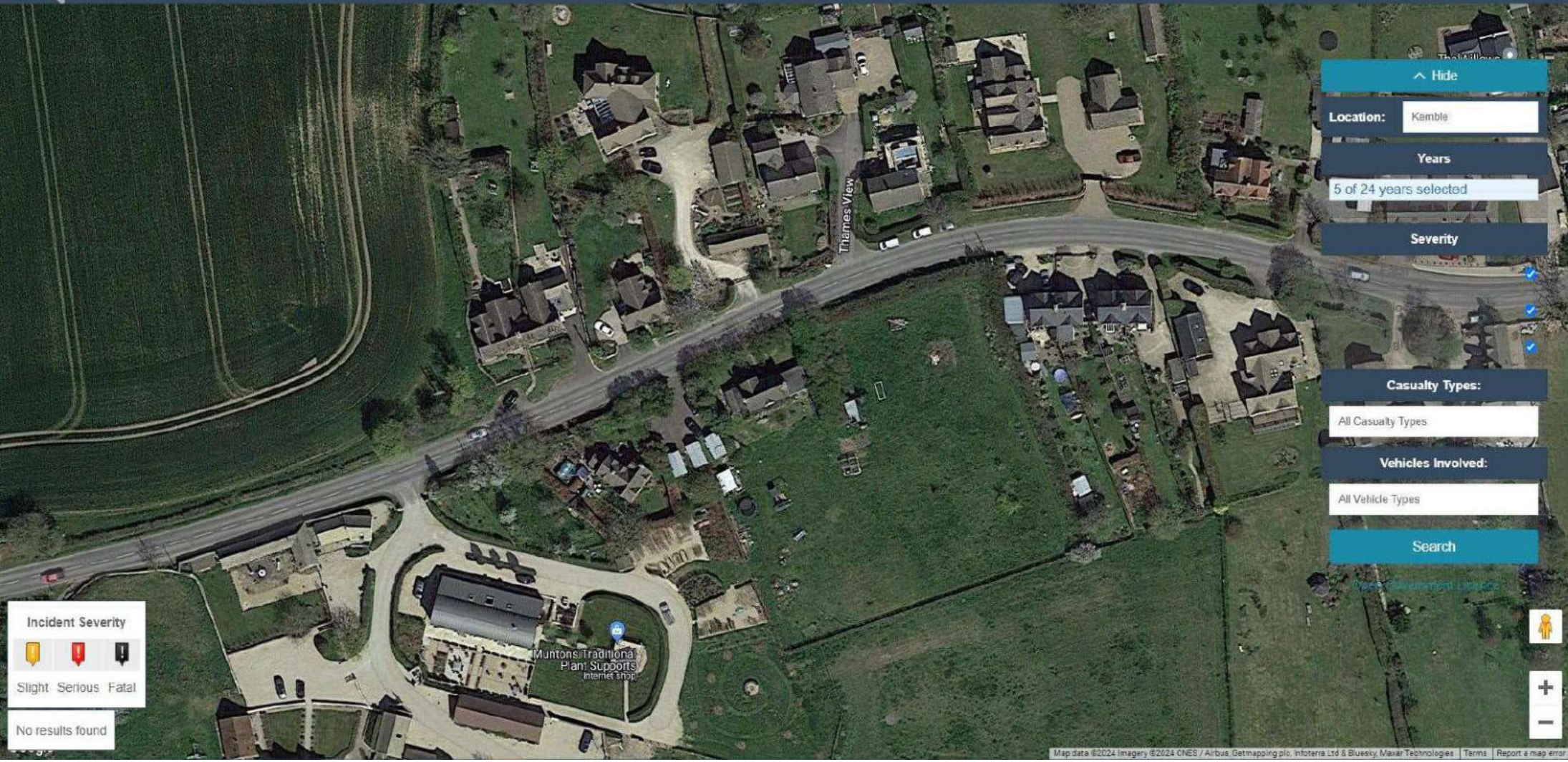
All Vehicle Types

Search

Incident Severity

Slight Serious Fatal

No results found



rappor



Client:	JVAT Developments Ltd
Project:	Stanmore House, Ewen

Drawing Title:	CrashMap Extract (January 2018 - December 2022)
----------------	--

Date:	11.01.24
Project Code:	22-0223



Appendix C – Decision Notice (LPA Ref: 19/01846/FUL)



COTSWOLD DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Agent
DLP Planning Ltd
4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

Applicant
Mr & Mrs Edward Wolton
C/o Agent

Erection of 3 dwellings with associated car parking, landscape and access together with the creation of a new parking arrangement for Stanmore House at Land Parcel East Of Stanmore House And South Of Thames View Ewen Gloucestershire

**APPLICATION REF: 19/01846/FUL
FILE REF: CT.8545**

DATE OF DECISION: 3rd June 2020

DECISION NOTICE

In pursuance of their powers under the above Act, and in accordance with the requirements of the Town and Country (Development Management Procedure) (England) Order 2015, the development has been fully considered and assessed to comply with the relevant policy(ies) contained within the Development Plan.

The Council therefore **PERMITS** the above development in accordance with the details given on the application form and submitted plans which are subject to the following conditions:

- 1 The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be carried out in accordance with the following drawing number(s): SK01, 3.12.2017 10 A, 3.12.2017.11 A, 12109/P03, M324/3

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

- 3 Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4 Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

5 All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

6 No bargeboards, eaves fascias or exposed rafter feet shall be used in the proposed development.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

7 No windows, external doors, chimneys, eaves, verges or ridges shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

8 Prior to the first occupation of each dwelling hereby permitted, the windows in each respective dwelling shall be finished in their entirety in a colour that has first been approved in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

9 The entire landscaping scheme shall be completed by the end of the first planting season (1st October to 31st March the following year) following the first occupation of the first dwelling on the site.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN2.

10 Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

11 Prior to the commencement of development, hedgerow protection measures shall be installed fully in accordance with the details set out in the Roadside Hedgerow Maintenance/Management Plan (12109_R04a_17th April 2020_CP_MM) and drawing number 12109/P03 and retained thereafter for the duration of the construction phase of the development.

Reason: To safeguard the existing roadside hedgerow which makes an important contribution to the character and appearance of the area in accordance with Cotswold District Local Plan Policies EN2 and EN6.

12 The roadside hedgerow shall be maintained/managed fully in accordance with the details set out in Roadside Hedgerow Maintenance/Management Plan (12109_R04a_17th April 2020_CP_MM) in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the existing roadside hedgerow which makes an important contribution to the character and appearance of the area in accordance with Cotswold District Local Plan Policies EN2 and EN6.

13 Notwithstanding the provisions of Schedule 2 Part 1 Class A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions or outbuildings, shall be erected, constructed or sited in the application site, other than those permitted by this Decision Notice.

Reason: The site is located within the Kemble and Ewen Special Landscape Area. It is important that careful consideration is given to future development to ensure that the character and appearance of the locality is preserved. This condition is imposed having regard to Cotswold District Local Plan Policies EN2, EN4 and EN6.

14 Notwithstanding the provisions of Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no fences, walls, gates, gate piers or other means of enclosure, shall be erected, constructed or sited in the application site other than those permitted by this Decision Notice.

Reason: In order to protect the rural character and appearance of the site which is located within the Kemble and Ewen Special Landscape Area, in accordance with Cotswold District Local Plan Policies EN2, EN4 and EN6.

15 Notwithstanding the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no windows or other openings shall be inserted in the rear (eastern) elevation of Unit 3 other than those approved by this decision notice.

Reason: In order to protect the privacy of the occupiers of neighbouring properties in accordance with Cotswold District Local Plan Policy EN2.

16 The development shall be completed in accordance with the recommendations in sections 4.12 and 4.16 to 4.21 inclusive of the Preliminary Ecological Appraisal report dated 26 February 2019 prepared by Tyler Grange, as submitted with the planning application. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority, and all mitigation and enhancement features shall thereafter be permanently retained.

Reason: To ensure that species and habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, Policy EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 170 and 175 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

17 Before the erection of any external walls of any of the dwellings hereby permitted, details of the provision of bird and bat boxes within the walls of the new dwellings (i.e. integrated/built-in), and hedgehog gaps/holes through fences and walls, shall be submitted to the Local Planning Authority for approval. The details shall include a technical drawing showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The development shall be completed fully in accordance with the approved details and the approved features shall be retained in accordance with the approved details thereafter.

Reason: To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with the EC Wild Birds Directive, policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 170 and 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

18 Prior to the erection of any walls of the development hereby approved, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme. The details shall include a management plan setting out the maintenance of the drainage asset. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality in accordance with Local Plan Policy EN14.

19 Development shall not begin until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43 metres in each direction measured along the nearside edge of the adjoining carriageway and the aforementioned area shall be kept free from obstruction thereafter.

Reason: In the interests of highway safety in accordance with Local Plan Policy INF4.

20 Prior to the first occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan drawing no. 3.12.2017-10A and it shall be retained as such thereafter.

Reason: In the interests of highway safety in accordance with Local Plan Policy INF4.

21 Prior to the laying of any foundations of the development hereby permitted, details of a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to throughout the construction period. The CMS shall include but not be restricted to:

- i) Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- ii) Routes for construction traffic;
- iii) Any temporary access to the site;
- iv) Locations for loading/unloading and storage of plant, waste and construction materials;

- v) Method of preventing mud and dust being carried onto the highway;
- vi) Arrangements for turning vehicles;
- vii) Arrangements to receive abnormal loads or unusually large vehicles; and
- viii) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.
- ix) Hours of construction and delivery hours

Reason: In the interests of highway safety in accordance with Local Plan Policy INF4.

22 Prior to the demolition of any of the existing buildings, a Tree Protection Plan (TPP) relating to tree T1 as identified in the Arboricultural Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority.

The TPP shall be a scaled drawing prepared by an Arboriculturist showing the finalised layout proposals, tree retention, tree/landscape/hedgerow protection measures and Construction Exclusion Zones (CEZs) - all in accordance with BS5837:2012' Trees in relation to design, demolition and construction - recommendations'.

Tree protection measures shown on the TPP must be put in place prior to the commencement of any works on site (including demolition and site clearance) and shall not be removed without the written approval of the Local Planning Authority.

Fires on sites should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave. Existing ground levels must remain the same within CEZs and no building materials or surplus soil shall be stored therein. All service runs shall fall outside CEZs unless otherwise approved by the Local Planning Authority.

Reason: To safeguard the retained/protected tree(s) in accordance with Cotswold District Local Plan Policy EN7. It is important that these details are agreed prior to the construction of the development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.

INFORMATIVES :-

1 Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL.

2 Please note that planning permission does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017, or any other relevant legislation such as the Wild Mammals Act 1996 and Protection of Badgers Act 1992.

For information on hedgehog gaps/holes in fences and walls, please visit <https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/>

With regard to the condition for bird and bat boxes above, it is recommended that at least 1 no. bird and 1 no. bat box are provided within each of the new dwellings, so a total of 4 bird and 4 bat boxes. The boxes should be integrated/built-in types that are inserted into the walls of the buildings and will be permanent and maintenance-free fixtures, for example, bat tubes or bricks, house sparrow terrace (3 holes), starling boxes and swift bricks. The applicant and their architect should note the advice of Swift Conservation with regard to the installation of the swift bricks available at <https://www.swift-conservation.org/Nestboxes&Attraction.htm#Built%20in>

3 It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full.

Statement in respect of the positive and creative approach undertaken by the Local Planning Authority

In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has worked with the applicant(s) in a positive and creative manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area.

Your attention is drawn to the NOTES overleaf.

Nigel Adams

Nigel Adams
Head of Paid Service

INFORMATION ABOUT THIS DECISION

This is the Council's formal decision on your application. As your application has been agreed, conditions may have been attached. It is very important that you take careful note of the conditions and comply with them. If there is anything about the decision or conditions that you do not understand, then please contact Customer Services, Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000.

ENFORCEMENT

It is very important that you comply with the Council's decision. As your application has been allowed, you must follow the agreed plans carefully and comply with the conditions. It is a developer's responsibility to ensure that the plans granted planning permission and those approved under the Building Regulations are consistent.

If you fail to comply with this Decision Notice, then you could be in contravention of the Town and Country Planning Act 1990 or other legislation. In such circumstances, the Council may well initiate enforcement action.

APPEALING AGAINST A DECISION

If you disagree with the Council's decision, you can appeal to the Secretary of State against any of the conditions that have been imposed under Section 78 of the Town and Country Planning Act 1990.

The Secretary of State can allow longer for you to lodge an appeal, but only in cases where there are special reasons which excuse the delay in giving notice of appeal.

To appeal, you must complete a form which you can obtain from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or the Appeals area at www.planningportal.gov.uk. Some personal information will be displayed on this website, please contact the Planning Inspectorate if you have any concerns.

The Secretary of State need not consider an appeal if it seems to him that the Council have no option under planning legislation but to refuse permission or impose a particular condition, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

BUILDING REGULATIONS

The development may involve building work which requires approval under the Building Regulations. You are responsible to ensure that Building Regulation Consent is granted prior to commencement of work on site. Information about Building Regulation approval, the procedure to be followed and application forms can be obtained from the Council's Building Control Section, Trinity Road, Cirencester, Gloucestershire GL7 1PX Tel: 01285 623000

DEMOLITION AND OTHER APPROVALS

If the development involves demolition you should contact the Building Control Section for advice on how to proceed.

DISPOSAL OF WASTE CREATED DURING DEVELOPMENT

For advice please contact the Waste Advice Team at the below address or visit www.cotswold.gov.uk/go/WasteCarriers.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owners interest in the land in accordance with the provisions of Chapter I Part VI of the Town and Country Planning Act 1990.

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000 www.cotswold.gov.uk

OCTOBER 2010



Appendix D – Decision Notice (LPA Ref: 23/00253/COMPLY)



Town and Country Planning Act 1990 (as amended)

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION

Agent
Metric Design Architecture
29 Oak Way
Huntley
Gloucester
Gloucestershire
GL19 3SD

Applicant
JVAT Developments
Empshill Farm
Farmington
Gloucestershire
GL54 3ND

Compliance with Conditions 19 (visibility splays), 21 (Construction Method Statement) and 22 (Tree Protection) of permission 19/01846/FUL - Erection of 3 dwellings with associated car parking, landscape and access together with the creation of a new parking arrangement for Stanmore House at Land Parcel East Of Stanmore House And South Of Thames View Ewen Gloucestershire

**APPLICATION REF: 23/00253/COMPLY
FILE REF: ()**

DATE OF DECISION: 3rd March 2023

DECISION NOTICE

In pursuance of their powers under the above Act, the Council has made the following decisions in respect of the details submitted to comply with the imposed conditions

Condition 19 (visibility splays): Photographs received on the 22nd February 2023 and works undertaken: Approved

Condition 21 (Construction Method Statement): Pre-Construction Information Phase Health, Safety & Environmental Plan Rev A. Dec 2022 : Approved

Condition 22 (Tree Protection): Method Statement for Protection of Trees During Development, plan 1209/P02a and photographs received by the Council on the 22nd February 2023 : Approved

Phil Shaw

Phil Shaw
Business Manager - Development & Sustainability



Appendix E – Proposed Site Layout



Areas

Building B	
Building Footprint**	166 sqm
GIA Total*	254 sqm
Building C	
Building Footprint**	175 sqm
GIA Total*	258 sqm
Building D	
Building Footprint**	198 sqm
GIA Total*	268 sqm
Total GIA*	780 sqm

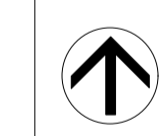
** Excluding Car Ports / Garages / Cycle Storage
** Outbuildings are excluded from footprint areas, except Building D as it is within envelope*

Car Ports & Cycle Stores	
Stanmore & Building B	78 sqm
Building C	39 sqm
Building D	37 sqm
Total additional GIA	154 sqm

TOTAL : 934 sqm

Key

- Existing below ground services
- Root protection zone for existing tree



- Notes**
- This drawing remains copyright of Blake Architects Limited and may not be reproduced or copied without consent in writing.
 - For construction use figured dimensions only.
 - Any discrepancies between site and drawings to be reported to the architect immediately.
 - Read in conjunction with all relevant structural and mechanical & electrical engineers drawings.
 - Survey undertaken by:

REVISIONS	
Rev. E	09.02.2024 Landscape design added
Rev. D	25.01.2024 Red Line Boundary altered
Rev. C	11.01.2024 Car Ports & Building C footprint extended

PROJECT	Stanmore Hoes
ADDRESS	STANMORE HOUSE, EWEN, CIRENCESTER, GL7 6BU

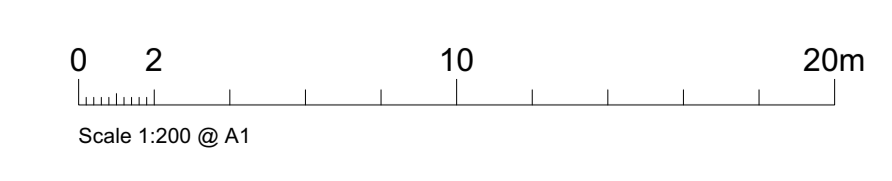
Blake Architects Limited
 1 Coves Barn, Winstone Gloucestershire, GL7 7JZ
 (t) 01295 841407 (e) mail@blakearchitects.co.uk
 www.blakearchitects.co.uk

TITLE	Proposed Site Plan Ground Level
-------	--

DRAWING NUMBER	23.13.03.05
----------------	--------------------

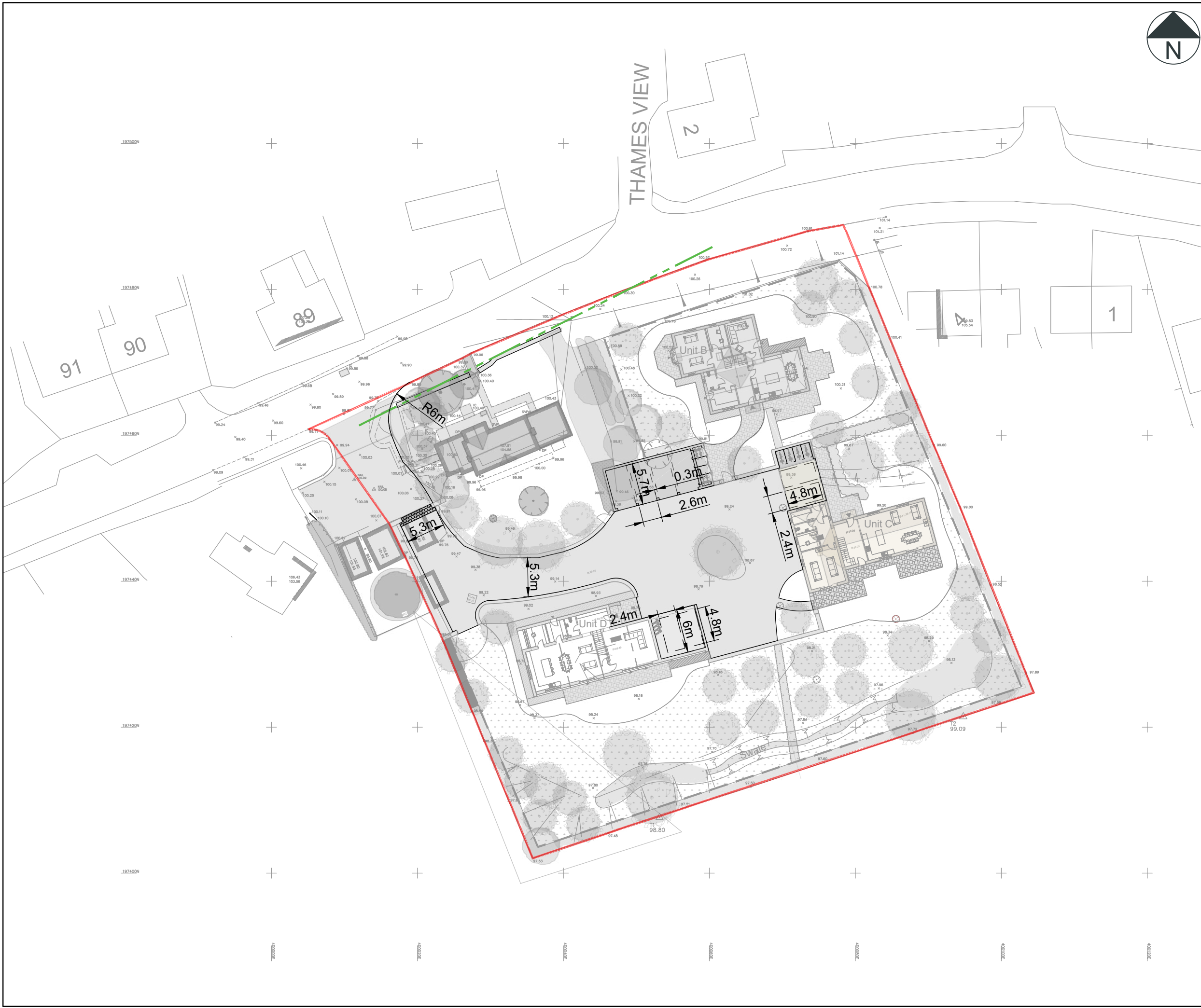
STATUS	Planning
--------	-----------------

DRAWN	CHECKED	DATE	SCALE	REVISION
ET	JN	09.02.24	1:200 @ A1	E







Appendix F – Visibility Assessment



Notes:

1. Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
2. This drawing is based on the architect's layout by Davies Landscape Architects, drawing number DLA.2159.L.001.P04, dated 06/02/2024.
3. The topographical survey was received from 360Geomatics Land & Measured Building Surveys, drawing number 18009T/EWEN, dated February 2018.
4. Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence 100022432.
5. Drawing to be read in conjunction with all other drawings. Any discrepancies are to be reported to the engineer 5 working days in advance of undertaking any work.
6. The layout is subject to detailed design, capacity testing, ground investigations & earth modelling, road safety audit, utilities & services and confirmation of land ownership.
7. Use of the drawing does not absolve the client from their responsibilities in regards to health & safety and CDM regulations.

Key:

-  Planning Boundary
-  2.4m x 54m Visibility Splay (1.5m offset from kerb)

A	15.02.24	Updated Layout	FA	JM
Rev	Date	Details	By	Chkd

rappor



CLIENT: **JVAT Developments Ltd**

PROJECT: **Stanmore House, Ewen**

TITLE: **Visibility Assessment & Dimensions**

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	16.01.24	SB	JM	JM

STATUS: **INFORMATION**

DRAWING NO:	REVISION:
220223-RAP-XX-XX-DR-TP-SK05	A



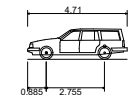
Appendix G – Swept Path Analysis: Estate Car



Notes:

1. Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
2. This drawing is based on the architect's layout by Davies Landscape Architects, drawing number DLA.2159.L.001.P04, dated 06/02/2024.
3. The topographical survey was received from 360Geomatics Land & Measured Building Surveys, drawing number 18009T/EWEN, dated February 2018.
4. Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence 100022432.
5. Drawing to be read in conjunction with all other drawings. Any discrepancies are to be reported to the engineer 5 working days in advance of undertaking any work.
6. The layout is subject to detailed design, capacity testing, ground investigations & earth modelling, road safety audit, utilities & services and confirmation of land ownership.
7. Use of the drawing does not absolve the client from their responsibilities in regards to health & safety and CDM regulations.

Vehicle Profile



Estate Car (2006)	4.710m
Overall Length	1.804m
Overall Width	1.442m
Overall Body Height	0.207m
Min Body Ground Clearance	1.756m
Max Track Width	4.00s
Lock to lock time	5.950m
Kerb to Kerb Turning Radius	

Key:

Planning Boundary

Rev	Date	Details	By	Chkd
A	15.02.24	Updated Layout	FA	JM

rappor



CLIENT: **JVAT Developments Ltd**

PROJECT: **Stanmore House, Ewen**

TITLE: **Swept Path Analysis Estate Car**

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	16.01.24	SB	JM	JM

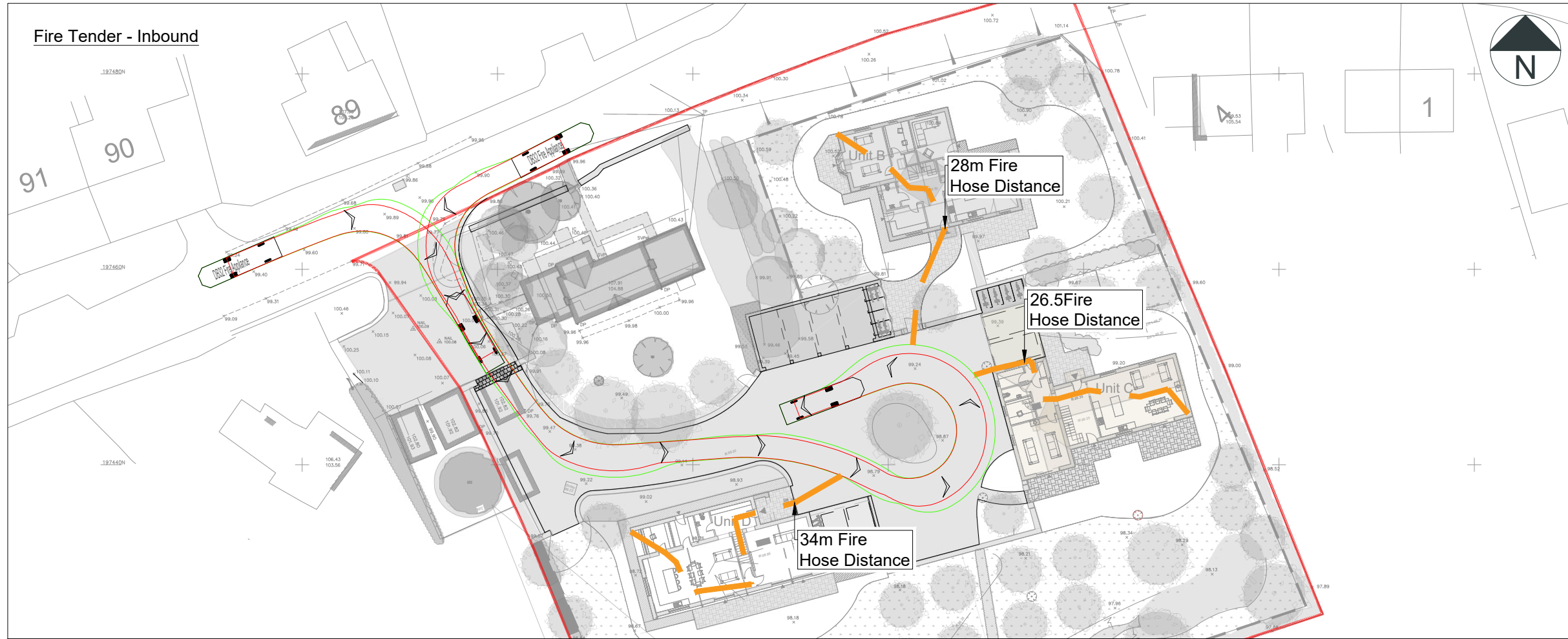
STATUS: **INFORMATION**

DRAWING NO:	REVISION:
220223-RAP-XX-XX-DR-TP-SP05	A



Appendix H – Swept Path Analysis: Fire Tender

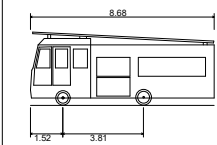
Fire Tender - Inbound



Notes:

1. Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
2. This drawing is based on the architect's layout by Davies Landscape Architects, drawing number DLA.2159.L.001.P04, dated 06/02/2024.
3. The topographical survey was received from 360Geomatics Land & Measured Building Surveys, drawing number 18009T/EWEN, dated February 2018.
4. Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence 100022432.
5. Drawing to be read in conjunction with all other drawings. Any discrepancies are to be reported to the engineer 5 working days in advance of undertaking any work.
6. The layout is subject to detailed design, capacity testing, ground investigations & earth modelling, road safety audit, utilities & services and confirmation of land ownership.
7. Use of the drawing does not absolve the client from their responsibilities in regards to health & safety and CDM regulations.

Vehicle Profile



DB32 Fire Appliance	8.680m
Overall Length	2.180m
Overall Width	3.452m
Overall Body Height	0.337m
Min Body Ground Clearance	2.121m
Max Track Width	6.00s
Lock to lock time	7.910m
Kerb to Kerb Turning Radius	

Key:

- Planning Boundary
- Fire Hose Distance

Fire Tender - Outbound



Rev	Date	Details	By	Chkd
A	15.02.24	Updated Layout	FA	JM

rappor



CLIENT: **JVAT Developments Ltd**

PROJECT: **Stanmore House, Ewen**

TITLE: **Swept Path Analysis
Fire Tender**

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	16.01.24	SB	JM	JM

STATUS: **INFORMATION**

DRAWING NO:	REVISION:
220223-RAP-XX-XX-DR-TP-SP08	A



Appendix I – Refuse Collection Assessment



THAMES VIEW



Notes:

1. Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
2. This drawing is based on the architect's layout by Davies Landscape Architects, drawing number DLA.2159.L.001.P04, dated 06/02/2024.
3. The topographical survey was received from 360Geomatics Land & Measured Building Surveys, drawing number 18009T/EWEN, dated February 2018.
4. Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence 100022432.
5. Drawing to be read in conjunction with all other drawings. Any discrepancies are to be reported to the engineer 5 working days in advance of undertaking any work.
6. The layout is subject to detailed design, capacity testing, ground investigations & earth modelling, road safety audit, utilities & services and confirmation of land ownership.
7. Use of the drawing does not absolve the client from their responsibilities in regards to health & safety and CDM regulations.

Key:

- Planning Boundary
- Operative Bin Carry Distance
- Resident Bin Carry Distance

A	15.02.24	Updated Layout	FA	JM
Rev	Date	Details	By	Chkd

rappor



CLIENT: **JVAT Developments Ltd**

PROJECT: **Stanmore House, Ewen**

TITLE: **Bin Carry Distances**

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	16.01.24	SB	JM	JM

STATUS: **INFORMATION**

DRAWING NO:	REVISION:
220223-RAP-XX-XX-DR-TP-SK08	A

rappor



Rappor Consultants Ltd

www.rappor.co.uk

Cheltenham
Bristol
London
Bedford
Exeter
Cirencester

