

<b>APPLICATION NO: 15/01165/FUL</b>		<b>OFFICER: Mr Ed Baker</b>
<b>DATE REGISTERED: 11th July 2015</b>		<b>DATE OF EXPIRY: 5th September 2015</b>
<b>WARD: Battledown</b>		<b>PARISH: Charlton Kings</b>
<b>APPLICANT:</b>	SPM Homes Ltd	
<b>AGENT:</b>	Mr James Griffin	
<b>LOCATION:</b>	Land adjacent to Gray House, Harp Hill, Charlton Kings	
<b>PROPOSAL:</b>	Erection of two dwellings and associated works	

## Update to Officer Report and letter from agent

### Representations from Clevesyde, Harp Hill

Members will note from the committee report that the occupier of Clevesyde submitted two representations: the first on 5<sup>th</sup> August 2015 in which comments and concerns were raised; and the second on 10<sup>th</sup> September in which they made a number of comments and confirmed the following:

*'I therefore formally withdraw my objection on the basis of the screening measures proposed. I hope you agree them.'*

Although this is explicit in the report, the applicant wishes to emphasise the neighbour's revised position on the application.

### The applicant's agent has circulated the following letter to members:

*'I am sorry to burden you with additional papers in advance of this week's planning committee. However, I thought you would find the following information of help in your consideration of the planning application for the redevelopment of the above site.*

*The site is situated within the Principle Urban Area (PUA) which 'offer the greatest potential for accommodating change and growth in a sustainable way', as identified within the Adopted Local Plan. Furthermore, as set out within the committee report, there is already permission for a new dwelling at Plot 1. Both are important material planning considerations which support residential development on this site.*

*At an early stage in the design process, we identified that the site sits on the very edge of the AONB and harm to it should be avoided. As a result, we undertook a thorough Landscape Visual Impact Assessment (LVIA) which assessed the sensitivities of the site. As a result, the design and layout has been landscape led to ensure the character and appearance of the area would be preserved. Two aspects which will help to achieve this are the use of local and traditional materials (such as Cotswold stone) and the introduction of a high quality landscaping scheme including the planting of semi-mature species.*

*We note that the scheme's design has received support from the Architects Panel and Officers alike. Similarly, we also note that the Parish Council, Battledown Trustees and Local Highway Authority do not objection to the application.*

*The planning application before you is a result of many hours of discussion with your Officers at both pre-application and submission stage. It is well designed and has been*

20<sup>th</sup> October 2015

*very much refined and adjusted following neighbouring concerns and guidance from Officers to ensure it meets the high standards required by your Local Plan Policies.*

*This proposal will present a high quality form of residential development within Cheltenham's PUA. We hope that, for the reasons set out in your Officer's report, you will be able to support the development proposed.'*