APPLICATION NO: 15/01441/OUT	OFFICER: Mr Ed Baker
DATE REGISTERED: 15th August 2015	DATE OF EXPIRY: 10th October 2015
WARD: Battledown	PARISH: Charlton Kings
APPLICANT:	Mr R.J. Ashton
AGENT:	Mrs Becky Brown
LOCATION:	Land off Harp Hill, Charlton Kings
PROPOSAL:	Outline application for the erection of dwelling (revised submission following refusal of 14/01612/OUT)

Update to Officer Report

1. OFFICER COMMENTS

1.1. Upon further consideration of the necessary visibility splays, officers have identified a potential flaw in the highways analysis that supports this application. The submitted drawings which identify the necessary splays suggest that these can be provided without encroaching onto third party land. Unfortunately, the annotations on the drawings that set out the necessary dimensions (50m to the east and 54 metres to the west) do not tally with the lines themselves. Having discussed this matter with the Highways Authority, it would appear that this is because the lines do not account for the curve in the road and therefore suitability is still provided.

1.2. Having reflected on this matter, and given the importance of the issue at stake, officers would like further comfort on this point and therefore advise that members resolve delegate authority back to officers to refuse planning permission based on the reason set out below, but also on highway safety matters should the submitted drawing be found to be incorrect.

2. REFUSAL REASONS

1   The application site is within the AONB and contributes to the spacious semi-rural character of the area. The development of the site would be detrimental to this character and would result in a cramped form of development which would fail to respond to the prevailing character and layout of the surrounding area. As such the application is contrary to policies CP7 and CO2 of the Adopted Local Plan, the Development on Garden Land and Infill Sites in Cheltenham SPD and advice contained in the National Planning Policy Framework.

19th November 2015