


- **Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the erection of boundary fencing** 

Gables Shipton Oliffe Cheltenham Gloucestershire GL54 4JE

Ref. No: 23/03853/CLOPUD | Validated: Thu 21 Dec 2023 | Status: Awaiting decision

Stated objective for application is for permission to erect a wooden boundary fence purely to try and get a ruling from the authorities that the land locked wood behind the Gables is not part of the grade 2 listed curtilage, Application states no intention to actually build fence 3 Neighbour requests to planning for notional fence to be moved back from proposed route by 1 meter to avoid damage to cotswold stone boundary walls to enable wall maintenance access.

**PROPOSED Council position:**

**No objection subject to cotswold wall protection requests from neighbours.**

- **Single storey rear extension to previously permitted extension. Internal alterations to form first floor bathroom** 

Brookford Cottage Shipton Oliffe Cheltenham Gloucestershire GL54 4JF

Ref. No: 23/03543/FUL | Validated: Thu 04 Jan 2024 | Status: Awaiting decision

**PROPOSED Council position: No objection**

- **Erection of 1no. replacement dwelling and 1no. additional dwelling** 

Birchwood Shipton Oliffe Cheltenham Gloucestershire GL54 4JQ

Ref. No: 23/01477/FUL | Validated: Fri 26 May 2023 | Status: Awaiting decision

Original large house permission never properly enacted, only a small outbuilding (garage) incorrectly constructed as a place marker to keep planning consent alive now subject to an enforcement complaint.

Purely an attempt to add value to land prior to sale to speculative builders whole site looks like bomb site for last 10 years.

Currently 5 negatives from CDC consultee committees. (Sewerage, road usage etc: )  
10 local neighbours have objected

## PROPOSED Council position: **Object:**

On grounds of large numbers of neighbours concerned about over road usage on Gloucestershire way, inadequate sewerage drainage field possibility, second house is enormous and out of character with village and will require another driveway being opened into the lane

Birchwood has a current enforcement complaint. The garage was incorrectly built. A two-year extension expired two years ago. 23/01477/FUL seeks to obtain permission to allow the breach plus permission for a large new build that is specifically excluded in the local plan. Highways Authority report on May 10th, 2023, that they declined previous application because: 1 No safe access 2 No amenities 3 No cycleways 4 No bus stops 5 No facilities 6 200% Increased car use. 7 Lack of safe access. This all still stands for this application. 23/01477/FUL presents an inappropriate development outside of a Principal Development area with tenuous reference to the Local Plan. It fails to highlight how the Local plan that denies this planning application. Comments on the Supporting Statement. 2.1 Access is a narrow single track without gutters or markings. It is a busy walker's route on the Gloucestershire Way. Care is always required and there have been accidents due to lack of visibility. Northern Boundary is grazing land for animals. Previous work at Birchwood has seen the boundary dug out and now grazing land is collapsing into Birchwood. There are active water pipes held mid-air. Previous planning applications from 2014 included planting schemes that have not been completed.

## STABLE COTTAGE:

There is one person on the Electoral role Claire Walton

it's post code is GL54 4HU

Probable illegal construction of small building with plumbing and electricity installed, clearly a potential dwelling

Plumbing appears to discharge directly into river, no septic tank or drainage field permissions

## PROPOSED Council position:

Have alerted Cotswold planning enforcement team to presence of illegal building and continue to pursue

See photos on next page>





20:43 Thu 15 Feb 98%

HF Our Parish - Shipton Vill... X HF https://www.shipton-vill... X +

shipton-village.uk

**SHIPTON SOLERS**

**SHIPTON OLIFFE**

**HAMPEN (not to scale)**

**Inset C**

	A	B	C	D
1	House Name	SHIPTON	House Name	SHIPTON
2				
3				
4				
5				
6				
7				
8				

Today



This shows water lapping around the footings of the building proving its a totally unsuitable location to have potential dwelling and associated septic tank

12:05