

PLANNING COMMITTEE

Minutes of the meeting held on 19th February 2018 at 7.30pm in the Stanton Hall, Church Piece, Charlton Kings.

Present Cllr Grimshaw (Chair), Cllr Hall (Vice Chair), Cllrs Hodges Holland & Honeywill

In attendance There were 17 members of the public present & Liz Dowie.

223/17/18 **Recording and filming of meetings.** There were no requests to record or film the meeting. Paul Mcloskey took pictures of the public present for facebook and twitter

224/17/18 **Apologies.** Cllrs Vaz & Williams

225/17/18 **Declarations of interest.** There were none

226/17/18 **Minutes of the previous meeting.** The minutes of the meeting held on The 5th February 2018 were received, accepted and signed as a correct record.

DETERMINATION OF PLANNING APPLICATIONS

227/17/18 **18/00177/TPO**
Hamfield Cottage C.K. Beech (T1) (as per submitted plan) Fell and remove due to disease and severe lean into field. Hornbeam have already been planted in replacement of it. Beech (T2) Reduce 2 overhanging southerly growing branches by 6.5 7 metres from tree. Tree is very overpowering towards neighbours garden. **Defer to trees officer**

228/17/18 **18/00034/FUL**
29 Buckles Close C.K. Single storey extension to rear of property and erection of fence to front of property. **No objection**

229/17/18 **18/00222/FUL**
98 Beeches Road C.K. Two storey side extension (revised scheme to application re. 17/01339/FUL) **No objection**

230/17/18 **18/00248/FUL**
Half Acre Harp Hill C.K. Demolition of lean-to extensions and construction of two storey rear extension to form additional living and bedroom space, new front porch. **No objection**

231/17/18 **18/00264/FUL**
3 Church Street C.K. Two storey rear extension to form kitchen/dining and living space. The CKPC Planning Committee objects to the application on the grounds of the proximity of the proposed Juliet balcony to the bedroom windows of no.8 Church Street and the resultant loss of privacy.

232/17/18

17/00710/OUT

Land adjacent to Oakhurst Rise C.K. Outline application for residential development of up to 100 dwellings including access, layout and scale, with all other matters reserved for future consideration.

Further to the CKPC Planning Committee meeting of 19/2/18, the additional detail and revisions have in part addressed our previous objections, and in part clarified areas of objection that remain unaddressed. The Committee objects to the proposal on the following grounds:

Environmental:

The revisions to the scheme claim to be reducing the amount of damage to the hedgerows and mature trees. However, such that remain will in part be the boundaries to domestic properties. How will these be maintained and protected in the future in the context of domestic gardens. If the mature trees are located in gardens they will be too large for such an environment and there will be future pressure to cut back or fell them.

The issue of the existing badger setts has been addressed, but in relocating the badgers to a new artificial sett the badgers will be brought into conflict with the existing surrounding and new householders as the existing foraging area will have been turned into housing, hard surfaces and gardens. How are the re-located badgers to forage the area during the construction period.

Heritage:

The development would have a significant impact of the setting of the listed buildings of the St. Edward's site. Previous objection not addressed.

Drainage & Flood Risk:

With the reports from Severn Trent and the proposed attenuation system these concerns appear to have been addressed although we have no means of checking the calculations and hence the sizing of the system. In addition, in storm conditions permeable hard paving has a limited rate of intake and so, given the severity of the gradients to the site, we remain unconvinced that the permeable hardened areas will prevent run-off to lower lying areas.

Local facilities:

Local public services are already under strain. All the local primary schools in the Parish and both Balcarras (in the Parish) and Pittville (the next nearest secondary outside the Parish) Schools are oversubscribed. The GP Surgeries at Sixways and Berkeley Place are reported as already having substantial waiting times. This development should not proceed without sufficient developer contribution to ameliorate the impact of increased demand on these services from the resultant population increase. Failure to provide sufficient additional capacity in these local services would make this Application detrimental to the quality of life of the existing residents of the Parish and make severely limit the availability of the services to the residents of this proposed development. Previous objection not addressed.

Transport & Access:

The access to the area via Oakhurst Rise is not suitable. The Committee would urge Officers and Members of the CBC Planning Committee to assess for themselves the length and severity of the slope to the top of Oakhurst Rise. The average gradient on Oakhurst Rise is 1 in 11.7 (By comparison, Harp Hill is an average of 1 in 11.9) This climb to the site would greatly limit the proportion of journeys that would be undertaken to or from the site by foot or bicycle, even to local facilities, preventing meaningful levels of sustainable transport.

Concerns were raised that the figures stated in the application documents for distances to local amenities such as Holy Apostles School are incorrect.

It is reported that during icy weather and snow the residents of Oakhurst Rise have to leave their cars parked at the bottom of Oakhurst Rise and around the Ewens Farm estate due to the severe risk of slipping and causing injury and / or damage. Such arrangements would clearly be impractical for the cars from a further 100 dwellings.

The forecast volumes of traffic to be generated by the development forecast are unrealistically low. A common-sense estimate of volumes may be an average of two cars per household each morning and evening. The Committee would suggest that CBC commission an independent forecast / modelling of potential traffic flows to and from the site to better assess the impact on existing residents and the road network (particularly the flows through Ewens Farm and the junctions onto London Road and Hales Road.

Previous objection not addressed

Loss of Amenity to surrounding residents:

Lastly, and most significantly, the impact on the quality of life of the existing residents of Oakhurst Rise would be quite simply unreasonable. Those residents currently live in a quiet cul-de-sac. Their relatively narrow street will be transformed into a through route for all the movements of the residents of another one hundred dwellings and all associated deliveries to those properties. The National Planning Policy Framework clearly lays out a presumption in favour of Sustainable Development. Cl. 9 of the NPPF states:

“Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- improving the conditions in which people live, work, travel and take leisure.”

This application can in no way improve the conditions in which the existing residents of Oakhurst Rise live, and fails to provide any realistic access to sustainable transport for residents of the proposed development.

Previous objection not addressed

233/17/18 Validations There were no new validations for our area

234/17/18 **Any other business.**

1 Cheltenham plan – The relevant chapters of the Cheltenham Plan were discussed (summary to be circulated by the Chairman of the Planning committee)

2 Committee discussed request from architect to present ideas before taking forward a proposed planning application. Chairman circulated relevant sections of Localism Act following the meeting.

The meeting concluded at 8.47pm

Date of next meeting Monday 5th March 2018 at 7.30pm

Chairman