

CLERK: Ruth Waller, Copperfields, Colman. Temple Guiting. GL54 5RT
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MINUTES: of a Planning Meeting held in Toddington Village Hall on Monday the 5th August 2019 at 7.30pm.

PRESENT: Parish Councillors: Christine Fawcett (Chairperson), David Wynne and Margaret Merritt
 Clerk: Ruth Waller
 12 Parishioners

190805/01 To receive and consider apologies for absence: Apologies were received and accepted from Cllrs Parker and Alvis

190805/02 To receive Declarations of Interest on items on the Agenda. (Localism Act 2011): Cllr Wynne declared an Interest in Item 4.i as this was a neighbouring property. A Dispensation Request form had been completed and the Dispensation granted by the Proper Officer as, without this dispensation, the number of Councillors would not be enough to transact that particular item (Council would not have been quorate).

190805/03 To receive comments and concerns from the public for any items on the agenda: Seven members of public wished to speak on various applications being considered at the meeting. The Chairman invited them to make their comments, within the time limit allowed, as each item arose.

190805/04 To consider and note planning applications and agree responses:

For consideration

- i) **19/00690/PIP: Permission in principle for up to 5 dwellings following demolition of existing buildings. (Resubmission following withdrawal of application no.19/00256/PIP), PETT Archive And Study Centre, Church Lane, Toddington:** After receiving comments and concerns from the public, Councillors duly considered this new application and **resolved to object to this application citing the following reasons:**

- Impact on wildlife, current drainage systems and potential flooding.
- This development will breach NPPF, paragraph 127 in that daylight and sunlight will be impacted and the proposed development will impact on the privacy of neighbouring properties
- Lack of detailed plans for proposed properties
- The Proposed development fails to meet the AONB Policy CE5 for Dark Skies.
- Lack of clarity regarding the rear field and its access/ownership

The Council also requested that a report by the Urban Design Officer is completed on this amended application to ensure plans meet urban design guidelines to ensure suitable distances between properties to support privacy of neighbourhood.

- ii) **19/00633/CLE: Use of building for residential purposes (Class C3) for continuous period in excess of 4 years. Smallholding Plot 7, Warren Fruit Farm, Evesham Road:** This application was similar to a previous application received for Warren Farm. Therefore, Council resolved to object to this application using previous response submitted by this Council.
- iii) **19/00643/CLE: Use of building for residential purposes (Class C3) for continuous period in excess of 4 years; Small Holding Plot 1, Warren Fruit**

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Farm, Evesham Road: Exactly the same application submitted as 4ii) but for a different plot. **Council resolved to object to this application using the same response as above.**

- iv) **19/00672/PDAD: Prior approval for conversion of agricultural building into 1no. smaller dwelling house (use class C3) and associated building operations smallholding Plot 2, Warren Fruit Farm, Evesham Road:** Again an almost identical application had been received previously for another plot on Warren Farm. **Council resolved to object to this application and to use the response submitted previously by this Council in relation to the similar application.**
- v) **19/00684/CLE: Use of building for residential purposes (Class C3) for continuous period in excess of 4 years, Smallholding Plot 22, Warren Fruit Farm, Evesham Road:** As in 4iv), this application mirrored one previously received for another plot on Warren Farm. **Council again resolved to object to this application and to use the response submitted previously by this Council in relation to the similar application.**
- vi) **19/00658/FUL: Construction of 3 no. outbuildings comprising a garden room, double garage and gazebo; 6 The Square, Toddington, Cheltenham:** Following detailed input from members of the public and Councillors, **Council resolved to OBJECT to this application on the following grounds:**
- This proposed development would be detrimental to the Listed buildings and the unique setting in which they are found.
 - Due to the close proximity of the garage to the entrance to the Grade 1 listed St. Andrew's Church, the Parish Council strongly objects to this proposed building.
 - Paragraphs 193-195 of the NPPF deal with the impact of a proposed development on designated heritage assets. The Heritage Statement completed by Brodie Planning Associates', section 5.8 states that the proposed garden room, "with its design and benefitting from screening provided by the existing trees would pose harm to the significance of the remains of Toddington Manor."
 - The Heritage Statement also states in 5.10 that the "proposed double-garage is positioned closest to Church Lane and **would have the potential to cause harm to the setting of Identified heritage assets**".
 - The development will breach NPPF, paragraph 127 in that daylight and sunlight will be impacted and the proposed development will impact on the privacy of historical assets and neighbouring properties. The Parish Council requests a sunlight/daylight assessment is completed prior to any decision.
- The Parish Council also requested that an Environmental Survey and an assessment by Gloucestershire Gardens and Landscape Trust are completed prior to any decision being made. Particular concern was raised regarding the impact such a development would have on wildlife especially bats.
- vii) **19/00659/LBC: Construction of 3 no. outbuildings comprising a garden room, double garage and gazebo; 6 The Square, Toddington, Cheltenham:** The Council's response to this application would be the same as the Full application for the same property above (19/00658/FUL)
- viii) **19/00097/CONDIS | Application for approval of details subject to condition 10 (External Lighting) of the planning application ref number 15/00394/OUT | Land South Of B4077 Newtown Toddington:** This removal of this condition had already been challenged by the Parish Council. **Council resolved to OBJECT to the**

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removal of this condition for the following reasons:

- The original lighting agreed in this condition was sympathetic to the AONB area this development is in and would protect against the impact lighting would have on existing wildlife, particularly bats.
- The lighting on any development must be sensitive to not only neighbours but wildlife. This development is part of an AONB with its dark skies' policy (Policy CE5 of the AONB Management Plan 2018-2023)
- The revised lighting installed does not meet its original intentions - motion sensitive and down lighting and avoid direct lighting of hedgerows. Collectively the external lighting for this development does not meet the LEMP stated intention 'to ensure that populations of protected species, specifically bats, birds and reptiles continue to use the site' and 'to ensure that the biodiversity value of the site is maximised'.
- The development to date especially the wall lights shed light onto the hedgerows and the combined lighting which is not motion sensitive illuminates into the AONB area on the opposite side of the B4077, impacting local neighbours light levels and fails to meet AONB Policy CE5 for Dark Skies.

Enforcement notice: (for information only)

Alleged unauthorised wooden lodge for permanent residential use AT: Lower Shetcombe Farm, Evesham Road, Toddington, GL54 5BZ

For noting: 19/00554/FUL: Demolition of existing office/outbuilding and erection of detached annexe building. (Re-submission of application 14/00699/FUL for time extension), North Lodge Evesham Road Toddington GL54 5DF: **Application Permit**

190805/05 To consider the Council’s response to Gloucestershire County Council’s Consultation on Gloucestershire Mineral Local Plan (Main modifications): Cllr Fawcett proposed that Council requested an enhancement to paragraph 286 relating to increase in extraction and traffic loading. **Council resolved to request that the following Condition is added:** “Paragraph 286 should only be approved subject to a condition requiring the upgrade of any local road affected by any increased traffic loading – to ensure that existing roads are able to accommodate the increased usage and load and to protect adjacent homes and critical services laid beneath the road surface from potential damage caused by increased vibration.” **Council also resolved to support any response made by Temple Guiting Parish Council**

190805/06 To consider the Council’s response, if any to Churchdown and Innsworth Neighbourhood Development Plan, Consultation: having studied the NDP prior to the meeting, **Councillors decided not to respond to this Consultation.**

190805/07 Items for information only: Outstanding Highways works to be added to the agenda for September’s meeting.
 The Chairman thanked everyone for their attendance and contribution to the meeting and, there being no further business, closed the meeting at 9.00pm

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 Chairman

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 Date