

# Coberley Parish Council

## Minutes of Extra Ordinary Parish Council meeting 4<sup>th</sup> February 2015

**Extra Ordinary meeting to determine the Parish Council's response to planning application 14/05225/OUT and to the CDC Local Plan consultation. Also to sign amended cheque for Evans Jones payment**

	<b>DRAFT</b>	<b>Action</b>
1	<p><b>Apologies:</b> Paul Hodgkinson sent apologies.</p>	
2.	<p><b>Declaration of Interests:</b> Dan Powell declared an interest as adjoining land owner to the Traveller Site in Hartley Lane and left the meeting before any discussion on this matter took place.</p>	
3	<p><b>Discuss and determine the Parish Council response to 14/05225/OUT – outline planning application for residential re-development consisting of 27 units and associated works(access, layout and scale to be determined) at Ullenwood Court, Ullenwood, Gloucestershire.</b></p> <p>The Chair reminded the audience that individuals can make comment themselves via the Planning Department at Cotswold District Council and encouraged people to do so.</p> <p>Each Parish Councillor expressed an opinion of the re-development and after comments and questions from the audience with the Parish Council it was agreed that whilst we would prefer the status quo to be maintained, this is unlikely to happen. Cotswold District Council will be asked to defer any decision on this application until after the publication of the Local Plan which will show the 5 year housing plan for the District. (Post-Meeting Note: Subsequent discussion with CDC Planning Officer indicated that waiting for the emerging Local Plan to be adopted would not be relevant grounds for deferral. This application is not one of the sites proposed in the emerging Plan. Nor is it of a scale that would prejudice the Local Plan. These would be the only grounds for deferral. In the current Local Plan, the majority of generic policies have been saved and these policies will be taken into consideration as well as other material considerations such as the NPPF. It was agreed that the applicant's fall-back position is not unattractive. It would mean smaller dwellings and a potential route to saving the Riding Centre. However, it would leave uncertainties about the style and size of development, about future potential growth of development and it could happen without permissions being needed. It would also mean no Section 106 funding and no financial assistance for displaced tenants. If Cotswold District Council refuses the application and the fall back plan of change-of-use/permitted development rights is adopted, clarification would be required on the justification for the enlarged and extended footprint, stated by the applicant to be through permitted development, shown on the plan. 23 one/two bedroom houses would be permitted as conversions of existing 8 office units.</p> <p>Therefore, as the proposed redevelopment appears to offer a more certain future for the site, qualified support would be given to the application subject to the following conditions being met:</p> <ul style="list-style-type: none"> <li>• (Post meeting decision): Council is opposed to the contemporary design approach proposed for the dwellings. We ask for the traditional architectural style of the Cotswold District to be maintained, including stone cladding and pitched roofs.</li> <li>• Retain Riding Centre. Either within redevelopment or provision in the remaining acreage which is not part of the development to maintain valued local resource (employment and community).</li> <li>• Clarify detail of funds available for relocation of business and costs associated with this. Ensure it is reasonable.</li> <li>• Confirmation of future plans for other acreage (some 85/86 acres) not shown on the plan. Ensure future use is restricted to agricultural or pastoral</li> <li>• Any Section 106 funding to primary education should be invested in the parish's school at Coberley which is the nearest by vehicle.</li> <li>• Applicant has proposed that funding is provided for affordable housing off-site. Priority</li> </ul>	

<p>should be given to any needs identified in Coberley Parish through imminent Housing Needs Survey.</p>	
<p><b>Discuss and determine the Council's response to CDC's Local Plan Regulation 18 Consultation document, which sets out the Council's proposed Development Strategy for the District and includes strategic policies and site allocations for housing, employment and other uses. Consultation period closes on 27 February 2015</b></p> <p>The local plan has identified a need for 7600 houses for the district and 17 sites for development have been identified. Therefore what is the basis for approval for the application above?</p> <p>It was agreed that all councillors will read the local plan online – with section 8.19 being the most relevant to the area.</p> <p>Unanimously agreed to spend £350 for Evans Jones to evaluate a submission to be prepared by the Parish Council regarding Traveller Sites in the Local Plan. This will be separate from any submission sent from the Leckhampton RAID group.</p> <p>The Parish Council submission will focus on the following points:</p> <ul style="list-style-type: none"> <li>• The Parish Council would prefer no sites for travellers at Hartley Lane as such development is harmful to the AONB.</li> <li>• Key points of the Planning Inspector's decision at the August 2013 appeal were seemingly ignored by Cotswold District Council when considering the second traveller site.</li> <li>• Therefore, opposition to the second (reserve) site at Hartley Lane.</li> </ul>	
<p>Cheque reissued and signed for Evans Jones fee £376.20 for services (see minutes 14 January 2015)</p>	
<p><b>Meeting concluded at 9.30pm. Next meeting 11<sup>th</sup> March 7.30pm</b></p>	