

Coberley Parish Council

Minutes of Extraordinary Parish Council meeting 8th March 2017

	<p>Present: Cllr D McGaw, Cllr H Piggott, Cllr D Powell & Cllr J Thurnham</p> <p>Also present: Simon & Lorraine Ford Nigel Rowley Mel Pitt Margaret Farragher</p>	
1	<p>Declarations of Interests in item on the Agenda None</p>	
2	<p>Apologies Cllr J Marshall</p>	
3	<p>To discuss planning application 17/00323/OUT Ullenwood Court and agree the Parish Council's response.</p> <p>Cllr McGaw briefed the Parish Council on the application at Ullenwood Court that has been re-submitted to CDC. He stated that the applicants' agent had been made aware that the Parish Council had convened an extraordinary meeting to discuss the application and that they had responded to say that a representative of William Morrison Ullenwood) Ltd would be unable to attend. Cllr McGaw read out a brief statement which the agent had supplied, advising that the current application seeks consent for the same development, in every respect, as that consented by 14-05225-OUT. The planning application has been submitted to seek clarification from Cotswold District Council on matters relating to the application and calculation of the vacant building credit which has been introduced by a recent change to National Planning Policy. The closest neighbours to the development have contacted the Parish Council to express grave concerns with regard to the application.</p> <p>They advised that there has been a serious accident recently on Greenway Lane due to its unsuitability for traffic.</p> <p>There was intense discussion on the various issues including clarification of the affordable housing provision revision being sought, the fact that this is a resubmission and that therefore, comments could be raised relating to other aspects of the development proposals.</p> <p>It was agreed that Cllr McGaw would contact the Planning Case Officer to confirm the amount of revision being sought and also to seek an extension to the 10/3 deadline for response.</p> <p>Cllr McGaw reminded non-councillor attendees that it was equally important for individuals to respond direct to CDC on the consultation.</p> <p>(Post-meeting note: Cllr McGaw confirmed that whereas the current S106 agreement includes a £1 million affordable housing provision, the new application makes the case that there should be £0. He also agreed an extension for the Council to respond by no later than 17/3/17)</p> <p>It was resolved that the Parish Council would object for the following reasons;</p> <ul style="list-style-type: none">• The application is seeking to remove the provision for affordable housing. Coberley Parish opposes the case and has identified a need for affordable housing in a parish survey.• The proposed location for the replacement stables is shown on the plan to be further north in the development area and closer to Greenway Lane. Any access onto Greenway Lane by Riding Centre or any other traffic from the proposed Ullenwood court development would be unacceptably hazardous, given the narrowness of the lane and the restricted visibility at the junction with Leckhampton Hill Road. There are already concerns over traffic speeds on this busy commuter route.• The style of the houses in the development are not in keeping with the traditional Cotswold style which the Council has sought to maintain in the area <p>It was also resolved that comment will be submitted to CDC stating that</p> <ul style="list-style-type: none">• The stables should remain in their current position with access via the main entrance to Ullenwood Court from the Leckhampton Hill Road• GCC Highways (already a Consultee for the application) should be asked to ensure that no access to Ullenwood Court is permitted via Greenway Lane	