

Coberley Parish Council

19/02481/FUL | Change of use of barn to C3 residential and the erection of a single storey side extension | Westbury Barn, Upper Coberley, Cheltenham, Glos, GL53 9RB

Coberley Parish Council (CPC) met on the 16th August to consider the above application and having received both comments of support and objection from Parishioners, resolved to submit the following comments;

Despite the reduction in height of the original application, the proposed extension would entirely change the character of the barn from a very modest structure to a far more substantial building, this would seriously erode the simple, agricultural aspect of the building, harming its significance and the setting and significance of Lower Farmhouse in an Area of Outstanding Natural Beauty.

It is noted that there is a compelling reduction in bat numbers in the area. It is imperative that mitigation within the ecology report is applied and is a condition for planning consideration.

The application considers 'grey water' usage but does not address the supply of clean water which is a long standing issue with the surrounding properties. CPC is aware that the licence for water applies to six houses from a private supply and there is no licence available for a seventh. It is reported that current supply is barely sufficient for existing properties and interruptions to supply is a regular occurrence.

The Parish Council is informed that the soakaway to Lower Farm runs under the proposed extension, and as such, a condition should be applied to ensure suitable alternative arrangements are implemented by the application.

There is a long term issue with the road which necessitated previous work by County Highways; sinking of the road has impacted Lower Farm. Residents are concerned that the increase in heavy traffic involved in the development, together with additional traffic from the dwelling will further compound the condition of the road.

Coberley Parish Council, 16th August 2019