

Coberley Parish Council

20/01926/FUL | Construction of a new dwelling (and associated site enhancement works) following removal of the existing building and hard-standing | The Stables Greenway Lane Ullenwood Gloucestershire GL53 9QB

Whilst recognising that planning approval was granted in August 2019 for change of use from stables to residential, **Coberley Parish Council (CPC) maintains its objections to any residential conversion and development of this site for the reasons set out in its previous responses to applications 19/01013/FUL and 19/04286/FUL.**

This will cause harm to the Green Belt and AONB and is contrary to the NPPF paragraphs 143, 144, 145 and 172 as well as the Countryside & Rights of Way Act 2000 (Part IV, Paras 84 & 85)

Although it would seem that in this latest application, the proposed footprint of the dwelling and its curtilage are reduced slightly, It remains CPC's opinion that residential development of this site, which has been used for equestrian and agricultural pursuits, both rural uses appropriate to the open countryside environment, would cause harm to the openness and landscape of Green Belt and AONB, due to the urbanising effect and inevitable domestic paraphernalia which would accompany a domestic dwelling and therefore, be inappropriate development.

Concerns have been raised by a parishioner regarding a number of ecological issues relating to protected species, bats and trees. Comments on these points have been submitted independently by the parishioner but CPC supports these concerns.

CPC's concerns about any additional traffic on Greenway Lane are well documented with CDC in connection with previous applications in this area. It is a single track lane, which is shared by the Cotswold Way National Trail. The access onto the Leckhampton Hill Road has no splays and visibility is very poor. Traffic from the south (Air Balloon direction) frequently exceeds the 40 mph speed limit, making exit from Greenway Lane hazardous. If a vehicle is waiting to exit Greenway Lane, any vehicle wishing to enter must wait, as there is not sufficient room for two vehicles to pass.

A new residential dwelling of 4 bedrooms would likely mean multiple vehicles permanently moving to and from the property, as well as the service vehicle traffic associated with a residential property.

Whilst CPC recognises that planning approval was granted in August 2019 for change of use from stables to residential, it must be stressed that this was on the basis that the permission was for a conversion of the existing building. The Parish Council strongly objects to the demolition and construction of a new build.

Coberley Parish Council therefore opposes this application.

**Coberley Parish Council
3 August 2020**