

# GOTHERINGTON PARISH COUNCIL

MINUTES OF COUNCIL MEETING HELD ON 28<sup>TH</sup> JUNE 2016

**Venue** The Rhodes Building, Gotherington

**Present** Councillors David Hearn, Bev Osborne, Sylvia Stokes, Caroline Ryman, Howard Samuels, David Ward and R Churchill.

**In attendance** Ellen Cooke (temporary Clerk), Jules Owen (RFO) and 31 members of the public.

Before the commencement of the meeting the Chairman invited members of the public to make any comments under Public Question Time. These all related to planning application 16/00539/OUT and included

- A request for information on the progress of the Neighbourhood Development Plan with a timescale for when it would have legal status.
- Concern that the comments of the Urban Design Officer bore no relation to the contents of the draft NDP.
- Many concerns at the inaccuracy of some of the reports included by the developer in the submission.
- It was noted that some of the comments made by stakeholder bodies were also inaccurate or ill-informed. Responses provided had not been obtained via a visit to the site.
- The landslips experienced by the adjacent GWR line should be a factor in the viability of the site for development.

The meeting was then convened.

**16.06.14** 16/00539/OUT Outline application with all matters reserved except for access for the development of up to 75 dwellings (inc. 30 affordable homes) including access, landscaping and other associated works Land at Trumans Farm Manor Lane Gotherington. The parish council responded as follows.

Gotherington Parish Council strongly object to this proposed development on the grounds that is not sustainable on social and environmental grounds as stated in the National Planning Policy Framework (NPPF) and Tewkesbury Borough Local Plan to 2011- March 2006 (Local Plan). Furthermore, paragraph 216 of the NPPF sets out that decision – takers may give weight to relevant policies in emerging plans.

Gotherington Neighbourhood Development Plan(GNDP)is progressing well with the referendum stage expected by spring 2017.

GNDP identifies three sites where small developments would be acceptable. The Tewkesbury Local plan has independently endorsed two of the three sites.

Trumans Farm to the south of Gretton Road is not one of the chosen sites.

As a designated service village in the emerging Joint Core Strategy(JCS) Gotherington is anticipating the need for 49 more houses up until 2031.

A recent Parish Housing Needs Survey Report conducted by Gloucester Rural Community Council in June 2014 concluded the need for 8 affordable homes within the parish. A recent development has provided

6 affordable houses. The large developments of Homelands and Cleavelands in Bishops Cleeve a mile and a half from Gotherington are providing many hundreds more.

Design: Para61 of NPPF and policy HOU5 of the Local Plan states that any development should respect the existing form and character of the adjacent area and street scene, with any increase in density or extent of built development integrating harmoniously with surrounding land uses.

This development is on prime agricultural land. The design conflicts with the existing linear nature of the village and the small urban housing-estate design is totally contrary to any other part of the village.

The proposed housing density is far higher than the existing properties abutting the development to the east and throughout the village. The proposal for two storey houses goes against the character of the adjoining bungalows along Manor Lane.

NPPF states “the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes”. This development would have a serious impact on the residential amenity to residents.

Transport: NPPF paras 34, 35 and 37 state “decisions should ensure that significant developments are located where the need to travel will be minimised”

There is no local employment, secondary school, doctors, dentists or library for the proposed 75 households thus generating a need for greater car use.

The parked traffic at school times regularly extends from Manor Lane to Cleeve Road reducing Gretton road to a single carriage way and causing considerable congestion. Although this is only temporary it causes a nuisance to residents in this area. An increase in traffic from the proposed development would only serve to worsen the situation.

The Transport statement submitted by Lioncourt (Appendix E) uses the Callidus report compiled for the Homelands development in Bishops Cleeve in 2005 employing extrapolation to 2019. This suggests a 70% increase at peak times by 2019 in the traffic using the Malleson Rd / A435 junction when taking the permitted development in Bishops Cleeve and this proposed development into account. Developments already nearing completion in nearby villages e.g. Gretton and Winchcombe are already generating more traffic along Gretton and Malleson Rd. Gloucestershire Highways has already recognised the need for improvement at this junction.

The proposal to reduce the width of Gretton Rd immediately to the west of the site in order to provide a footway to Manor Lane would cause considerable congestion. Wide- bodied agricultural vehicles often use this road and traffic approaching Prescott Hill Climb frequent events at times back-up into the village.

The statement's reference to public transport is totally misleading and out of date as the 527, T and D services will no longer come into the village. Leaving only an hourly service after the school buses and no service in the evening or at all on Sundays. Therefore the development is not served by efficient public transport.

Community: The Head teacher at the village primary school has provided the GNDDP with a statement concerning the impact of housing development. The demand for places far exceeds capacity and the school is already not able to accept some Gotherington children. Environment: NPPF and policy EVT5 of the Local Plan state that there should be adequate disposal of foul and surface water drainage.

Manor Lane often experiences flooding from surface run-off water from Nottingham Hill and surrounding fields.

Manor Lane and Gretton Road suffered severe flooding from surface water run-off in spring 2016 lifting manhole covers, tarmac and penetrating electricity cables causing a prolonged power-cut and resulting in the closure of the village school. The urban development of nearby fields can only exacerbate this situation. Concern has been expressed to Severn Trent as to the ability of existing works to cope with the addition sewage from such a large development.

Conclusion: The scale of this proposed development undermines the policies for development in service villages such as Gotherington as set out in the emerging JCS. It is not in keeping with the character of the area and the visual amenity. The cumulative impacts of the development on Gotherington would be severe and it should be rejected.

**16.06.15** 16/00657/FUL Rear summer room and alterations to front porch to create a pitched roof 37 Gretton Road Gotherington Cheltenham Gloucestershire GL52 9QU. The parish council had no objection to this application.

**16.06.16** To compile a list of community requirements for S106 expenditure on the approval of the proposed development at 59 Gretton Road.

Councillors were advised that to date no formal application has been made to Andy Sanders of Tewkesbury Borough Council for any part of the £13,000 now available from the Stone Barn Fields development and specifically for work carried out to the Rex Rhodes Building and play facilities. This will be put in hand. An additional £41,569 which the Stone Barn Fields development has generated towards the provision of off-site sports, community and recreation facilities within Gotherington will become available on occupation of the first unit. Following much discussion, it was agreed that the following allocation be put to Andy Sanders.

Rebuild of tennis pavilion	approximate cost	£30K
Refurbishment of path around Freeman Field	:	£5K
Improvement of ground around sports equipment	:	£2K
Cricket equipment	:	£6K
Petanque shelter	:	£3

Suggestions for use of the S106 monies which would accrue should the planning application at 59 Gretton Road be approved included

A Multi-Use Games Area to be sited at Gotherington School

Improvements to the Shutter Island

Additional showers, changing rooms and storage at the Rex Rhodes Building

An outdoor theatre

A climbing wall

Financial assistance with the creation of the Gotherington-Bishops Cleeve cycle path.

Councillors agreed that residents should be consulted about any such major expenditure. This would be most effective via a flyer in the next issue of Topics.

The meeting closed at 8.45pm