

MORETON-IN-MARSH TOWN COUNCIL

| | |
|---|---|
|  | <p>MINUTES</p> <p>Planning & Infrastructure 25th July 2022 at 6.30pm</p> <p>Council Offices, Old Town, Moreton-in-Marsh GL56 0LW Tel: 01608 651448 E: clerk@moretoninmarshtowncouncil.gov.uk www.moretoninmarshtowncouncil.gov.uk</p> |
|---|---|

Present: Councillors C Kenney-Herbert, E Viviani and M Berry

In attendance: Deputy Clerk and 5 members of the public

| Item | Title | Action/date/by whom |
|------|---|---------------------|
| 1 | Apologies for Absence were received and accepted from Cllrs O Jobson, J Blackbeard, C Webster and D Bryson | |
| 2 | Declarations of Interests and Dispensations a) Cllr M Berry declared an interest in agenda item 6.1 b) No requests were made for dispensation relating to items on the agenda and those made in writing relating to pecuniary interests. | |
| 3 | <p>Public Participation</p> <p>The following points and objections were raised in relation to agenda item 6.1:</p> <ul style="list-style-type: none"> • Both Condition 13, Sustainable Drainage System (SuDS) Strategy and Condition 14, Management and Maintenance SuDS Plan have not been met for the original outline planning application • The level of the new development will be higher than the existing houses causing drainage issues and surface water flooding directly down into Davies Road and Mosedale • A quite cul-de-sac will now be turned into a narrow through road • The design of the houses are not in keeping with the existing houses and no cycle path connection • Cotswold District Council (CDC) funding the development rather than an outside provider to achieve 100% affordable rented accommodation. The legality of CDC self-funding and also being the lead planning authority. <p>Councillors commented that the decision was not in accordance with CDC E5 Planning Policy at that time and the town council had asked CDC to amend the policy in July 2021. This had been</p> | |

| | | |
|-----|---|--|
| | <p>followed up twice since but a final response had not been received. It is understood that it has been passed to CDC legal department.</p> <ul style="list-style-type: none"> • The original objection comments have been removed from the original outline application which is very undemocratic • A consultation group had been set up but most concerns had been refused • The location of the refuse bin storage area was a concern • Correspondence received today by a resident confirms that the application will go to Planning Committee for consideration. Letter to be copied to the clerk and circulated to councillors • Concerns over the adequacy of the pumping station at Primrose Court/Croft Holm with the extra housing not only for this application but also the development in Stockwells and Evenlode Road. <p>The members of the public were thanked for their comments and councillors brought forward agenda item 6.1 for consideration</p> | |
| 6.1 | <p>Application to be considered:</p> <ul style="list-style-type: none"> • Ref No: 22/02119/REM - Land West Of Davies Road/Mosedale Erection of 15 dwellings with associated access arrangements and ancillary works (Reserved Matters application) and compliance with Conditions 13 (Sustainable Drainage System (SuDS) Strategy document) and 14 (SuDS management and maintenance plan) of Outline permission 19/04749/OUT <p>PROPOSE to OBJECT on the following :</p> <p>1. SuDS - The reason given in the decision notice dated 31st March 2022 for condition 13 was “To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding in accordance with Local Plan Policy EN14”. The Council raised their concerns about the risk of flooding in their objection to Planning Application 19/04749/OUT. The newly submitted plans remove the raised earth bund and build housing on this feature thus removing some of the protection provided for existing properties in Davies Road and Mosedale. This proposed redesign appears to channel run-off water towards the lower ground in Davies Road and Mosedale rather than directing it away from them. Excess surface water from this development will further put at risk properties in the east of Moreton as per MiMTC’s objection, dated 26 May 2022, to 22/01372/COMPLY for the Stockwells development, 21/03283/FUL. This is already a high-risk area for flooding and any additional surface water will only exacerbate the situation. Any development needs to mitigate its effects. This development puts existing properties at additional risk during times of high rain fall.</p> | |

| | | |
|----------|---|---|
| | <p>Both the above points need to be reviewed by the Lead Local Flood Authority</p> <p>2. Highways - The reduction of the road width from 6.2m to 4.8m is of concern for safety in a residential area especially due to the inadequate provision of parking. The Swept Path Analysis shows a clear street with no parked cars. This is unlikely to be reality which will necessitate larger vehicles having to mount pavements. Changing a cul-de-sac to a through road also increases the safety risk and should be reassessed</p> <p>3. Footpaths/Paths - Both the NPPF 2021 paragraph 100 and the CDC Local Plan 2011-2031 Policy INF2 refer to accessibility and linking to existing footpaths. The proposal does not provide for a path linking the development to the existing footpath to the northwest and therefore is not compliant with these policies</p> <p>Proposed: CKH. Seconded: MB. All in favour</p> | |
| 4 | <p>Minutes</p> <p>1. PROPOSE the Minutes of 23rd May 2022 were agreed as a true and accurate record of the meeting</p> <p>Proposed: CKH. Seconded: MB. All in favour</p> <p>2. PROPOSE the Minutes of 4th July 2022 were agreed as a true and accurate record of the meeting</p> <p>Proposed: CKH. Seconded EV. All in favour</p> | |
| 5 | <p>Matters Arising from the following Minutes:</p> <p>1. 23rd May 2022</p> <p>9.1 – Letter of thanks received for completing questionnaire</p> <p>5 – To chase the monitoring Officer for a response to the town council correspondence regarding CDC E5 Planning Policy Protocol</p> <p>2. 4th July 2022</p> <p>5.9.1 – Wildtowns: Landuse agents questionnaire – ongoing</p> <p>5.9.2 – Wildtowns: Green walking route map – ongoing</p> <p>8 – A meeting went ahead on 20th July 2022 with several members of NDP, council and consultants, PlanET. The objectives were discussed but vision deferred</p> <p>11 – A meeting had taken place with the architects, Woldons, on 21st July 2022</p> | <p>DC</p> <p>CW</p> <p>CW/OJ/MB/CKH?</p> |
| 6 | <p>Applications to be Considered:</p> <p>1. Item discussed and considered above</p> <p>2. Ref No: 22/02092/FUL – The Fire Service College, London Road GL56 ORH</p> <p>Installation of evacuation drill tower connecting to existing training tower</p> <p>NO OBJECTION. Proposed: CKH. Seconded: MB. All in favour</p> <p>3. Ref No: 22/02184/FUL – The Fire Service College, London Road GL56 ORH</p> | |

| | | |
|---|---|--|
| | <p>Modular classroom portacabin installation on existing hard standing NO OBJECTION. Proposed: CKH. Seconded: EV. All in favour</p> <p>4. Ref No: 22/02185/FUL & 22/02186/LBC – Queenshead House, High Street GL56 0LH Listed Building Consent and application for Loft conversion with addition of dormer and roof lights to rear elevation NO OBJECTION. Proposed: CKH. Seconded: MB. All in favour</p> <p>5. Ref No: 22/02246/TCONR – York House, East Street GL56 0LQ T1. Cherry - Shaping of the crown by reducing phototropic growth. Removal of deadwood T2. Crab Apple - Crown thinning by approx 10% along with a crown reduction of approx 30% to ensure space is created away from the building. T3. Leylandii hedge. Carry out a crown raise on the road side face to ensure no obstruction for traffic NO OBJECTION. Proposed: CKH. Seconded: EV. All in favour</p> <p>6. Ref No: 22/02131/FUL – 13 Cotsmore Close GL56 0JE Erection of single-storey rear extension and internal alterations NO OBJECTION. Proposed: CKH. Seconded: MB. All in favour</p> <p>7. Ref No: 22/02333/FUL – 23 Mosedale, GL56 0HP Erection of first floor front extension NO OBJECTION. Proposed: CKH. Seconded: MB. All in favour</p> <p>Councillors were concerned at the very short consultation time for planning application 22/02199/COMPLY. The application was validated on 23rd June, town council advised on 1st July, the consultee deadline was 8th July and then decided on 11th July. It was also noted that the Lead Flood Authority (GCC) and Environment Agency response regarding SuDS arrangements was not included</p> | <p>DC to contact CDC Planning case officer to query</p> |
| 7 | <p>CDC Decision Notices were noted</p> | |
| 8 | <p>Neighbourhood Development Plan Update At the meeting held on 20th July 2022 with NDP, council and PlanET, the objectives were discussed in detail providing the opportunity for all to understand how a plan could be structured</p> | <p>Cllr MB to circulate notes of the meeting</p> |
| 9 | <p>Correspondence including:</p> <ol style="list-style-type: none"> 1. Email from a resident regarding parking – Reply to be sent to the resident explaining that the council is working to alleviate the long stay parking within the town and is working with The Transport Consultancy (TTC) and Gloucestershire County Council (GCC) on the towns parking issues 2. Email from a resident concerning wild fires to neighbouring properties of council land – The Emergency Plan to be reviewed regarding extreme weather | |

| | | |
|-----------|---|--|
| | <p>conditions. Notices had been published at each allotment site prohibiting bonfires until further notice.</p> <p>3. Gloucestershire County Council Minerals Waste Planning Policy Update Summer 2022 - noted</p> | |
| 10 | Date of Next Meeting (Planning Applications if any only) 15 th August 2022 | |
| 11 | Close Meeting 8.26pm | |

Signed.....

Date.....