

# Cowley (& Birdlip) Parish Council

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## MINUTES

**Minutes of the Extraordinary Meeting of the Parish Council on Tuesday 23rd November 2021 at St Marys Church Birdlip 7pm.**

**Present:** Cllrs. Julian Lavington, Eileen McKay, Peter Ritchie, Dawn Collings and 9 members of the public.

- 1. Apologies** Cllr Knox, Cllr Vogel and Cllr Dawson
- 2. Declarations of Interest**
- 3. Matters arising not included as an agenda item**
- 4. Planning**

**Ref: 21/03617/FUL Full Application for Erection of four dwellings, with associated access and landscaping at High Green Farm Birdlip Gloucester Gloucestershire GL4 8JH**

The Parish Council objects to this proposal on a similar basis to its objection on the same site to the original permitted 4 house proposal and the subsequent 5 house proposal that has been dismissed on appeal. Whilst the detailed reasons are listed below the Parish Council requests that most emphasis is placed on:

- The cumulative impact of development on the village
- The cumulative effect of development of 'executive style' and very high value homes in Birdlip being detrimental to the need for sustainable development of housing to benefit the existing community

Detailed reasons in the context of the Application

### ALL UNITS

The term 'natural cast stone' should be clarified for the roof covering. The application wording leaves it open for reconstructed rather than virgin material to be used.

The colour of the stone used on the site needed to be natural AND local, using the adjacent Church as a reference for how the stone should weather and all material need approval by the Planning Officer PRIOR to any construction commencing.

The applicants drawings only 'colour' the primary [ front ] elevation. The application should reference all the elevations and the approved drawings should clearly specify the materials in every location on every unit.

Material for the tabling should be clarified

No lintel material details are shown on the approved drawings and they will have a marked aesthetic impact on the elevation.

No information is given for the rainwater goods — cast iron is correct rather than plastic especially given their close proximity to the church.

Clarify the chimney constructions — false with brick slips of brickwork with a stone coping.

### PLOTS 2 - 4

Durable timber boarding is noted but should be natural timber.

Roof lights should be of 'conservation' type.

### SITE

The D and A Statement states there is employment opportunity at J S Equine but their business will not be in situ after this development because they have made it publicly known that they have to move to a larger site.

Any construction activity should only be between the hours of 8.00 am to 5:00 pm Monday to Friday excluding Bank Holidays.

**Ref. No: 21/04236/PLP Erection of a detached dwelling - Land To Rear Of Birdlip View Cirencester Road Birdlip Gloucester Gloucestershire GL4 8JL**

The Parish Council Objects to the application for Permission in Principle for the following reasons:

**Over-development/Overcrowding of the Site**

The site is considered too small to allow a further residential property. The existing property on the site, Birdlip View, is a 5 bedroom cottage on 3 floors which has recently obtained permission to replace the existing ground floor extension without impact to any other residential properties and install a new car port in the front driveway. The rear garden is small and if this development is permitted it will have a detrimental impact on Birdlip View which will have little or no rear outdoor space.

**Overshadowing of adjacent Properties**

The proposed development will overshadow both Birdlip View and Rose Cottage opposite, particularly as the site slopes upwards from the road towards Hawcote Hill to the South and upwards towards Parsons Pitch in the East.

**Highway safety**

Cirencester Road narrows considerably at the location of the site and there are no public footpaths in this area.

Contrary to CDC Local Planning Policy DS3

- 5. To take any questions from the public.**
- 6. Items for the next agenda** Consideration of donation applications. 2022/23 Budget and Precept. Appoint Internal Auditor
- 7. Date of meeting Wednesday 19<sup>th</sup> January 2022 St Mary's Church Birdlip at 7.30pm**

The meeting closed at 7.30pm

Signed..... Date.....