

Cowley (& Birdlip) Parish Council

Clerk: Mrs. E. Lavington | 07941258052 | cowleypc@hotmail.co.uk

MINUTES

Minutes of the Extraordinary meeting of the Parish Council on Wednesday 20th July 2022 St Mary's Birdlip 7.00pm

Present: Cllrs. Julian Lavington, Eileen McKay, Peter Ritchie and one member of the public.

- 1. Apologies** Cllrs Knox, Collings, Dawson and Pearce
- 2. Declarations of Interest** None
- 3. Matters arising not included as an agenda item**
- 4. Planning:**

Ref. No: 22/02095/FUL Variation of Condition 2 (Approved plans) of permission 19/01871/FUL (Erection of four dwellings, with associated access and landscaping), to allow for alterations to fenestration of plots 1 and 2, reduction of hard landscaping and covered parking for all dwellings at High Green Farm Birdlip Gloucester Gloucestershire GL4 8JH

The Parish Council OBJECTS to this proposed variation of Condition 2 for the following reasons:

1. The Applicant is proposing to change the fenestration to omit roof peaks on the basis that it is inconstant with the local vernacular and that there are no examples within Birdlip of this detail. The Parish Council disagrees with this statement in that the vernacular of Birdlip is that of a varied style of mainly 18th and 19th century dwellings of varied architecture including Victorian terracing, Cotswold cottages and even a modern version of agricultural barn style dwellings. The Parish Council considers that the change to the fenestration would result in a more urban character which would not be in keeping with the range of architecture in the village.
2. The Applicant is proposing to change the landscaping and revise the proposed biodiversity within the green communal landscaping. The Parish Council objects to this change in that the new landscaping proposal lacks any indication of mature trees and shrubs that are required to maintain a clear distinction between the development and the agricultural land to the West. The Parish Council is concerned that the Applicant has created a new landscape design that is prioritising the potential for further development of the site to the West rather than maximising biodiversity within the communal green spaces.
3. Related to point 2 above The Parish Council has requested details of the future ownership and management of the communal green spaces which have not been received. The Parish Council requests that such ownership and liability for upkeep is vested with the future owners of the dwellings either on a joint or several basis. The Parish Council is concerned that future responsibility for maintaining the landscaping on this development is entrusted with the residents rather than the existing developer.
4. The Applicant includes in the site plan a lane for access to the rear agricultural fields. However this lane is currently blocked for the entire length and width by a coniferous hedge. The Parish Council requires that the Applicant makes a clear statement that access to the agricultural fields at the rear of the development will be consistently available.

5. Finance

- i) To Agree Clerks Pay & expenses and issue cheque** £204.20 and £26.00
- ii) To authorise payment and issue cheque Annual Website Maintenance and Web hosting – Curtis Web Design** £155.00

6. To take any questions from the public

7. Date of meeting Wednesday 17th August 2022 St Marys Birdlip

The meeting closed at 7.13pm

Signed.....

Date.....