

Cowley (& Birdlip) Parish Council

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MINUTES

Minutes of the Extraordinary meeting of the Parish Council on Wednesday 1st February 2023 – St Mary's Birdlip at 7.30pm.

Present: Cllrs. Julian Lavington, Eileen McKay, Dawn Collings, Linda Dawson

- 1. Apologies** Cllr Knox, Cllr Ritchie and Cllr Pearce
- 2. Declarations of Interest** none
- 3. Matters Arising not included as an agenda item.**
- 4. Planning**

Ref. No: 22/04472/FUL Change of use of redundant farm building (Barn 6) to a single dwellinghouse, with associated conversion, extension, alteration and landscaping works Blacklaines Farm Birdlip Gloucester Gloucestershire GL4 8LH **OBJECTION**

Ref. No: 22/04469/FUL Change of use of redundant farm building (barn 5) to a single dwellinghouse, with associated conversion, alteration and landscaping works Blacklaines Farm Birdlip Gloucester Gloucestershire GL4 8LH **OBJECTION**

Cowley and Birdlip Parish Council notes the previous recent applications to develop the agricultural barns at Blacklaines Farm, notably:

[19/03574/FUL](#) - 5 dwellings — withdrawn

[20/03574/FUL](#) - 4 dwellings — permitted.

Whilst Blacklaines Farm is outside the Cowley and Birdlip Parish Boundary, this Parish Council OBJECTS to this further application for this development as it is within 750 m of the parish boundary and will have a detrimental impact on the non-principle settlement of Birdlip

The view of the Parish Council is that the proposed development FAILS to meet the criteria for small scale development for the following reasons:

DS3 - SMALL-SCALE RESIDENTIAL DEVELOPMENT IN NON-PRINCIPAL SETTLEMENTS

In non-Principal Settlements, small-scale residential development will be permitted provided it:

- demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally.
- The availability of services and facilities are already unable to support this development in Birdlip particularly in terms of the lack of public transport as there is only an extremely limited bus service which does not run 7 days a week. The assumption is that the residents of this development would, if permitted, need to rely on private car transport.
- Historically Birdlip and the surrounding areas has a lack of capacity in the water and sewage system and is currently experiencing problems with water pressure due to the limited capacity in the pumped storage reservoir.
- Birdlip has no local shop, no post office, no children's play area and no common land or public open space outside of the public footpath network.
- The Parish Council does not support new development to the South or east of the main high street of Birdlip Village for the reasons of needing to restrict further traffic on the already congested local roads. In particular the Parish Council does not support any new development that increases traffic near or past the village school as there is no specified and safe parking or school drop off area to protect the safety of children and parents
- Compliments the form and character of the settlement; and

The form and character of this development will have an adverse impact on the group of 5 properties existing or in construction at Blacklaines Farm. The addition of a further residence on this confined site will represent overdevelopment resulting in reduced amenity space for the other properties and restricted parking for residents and visitors on the site or in the narrow access lane.

The presence of 7 residential properties on this formal agricultural site is considered to be an overdevelopment that is representative of an urbanised environment of residences in close proximity to each other. The historical form and character of the other settlements on the outskirts of the village of Birdlip are characteristically subservient to the main settlement of Birdlip and are isolated in nature enjoying a reasonable area of exterior amenity space as is normally expected of a rural environment.

- Does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period.

There is an adverse cumulative impact on the area of Birdlip as other developments have increased the total settlement by circa. 15%. The examples of recent residential development are at the Kelland's site, the current construction of 4 further residences at Blacklaines Farm, the permission to build 4 new homes at High Green Farm and the previous development of the 3 'Eco' homes at Hawcote Hill.

Ref. No: 23/00129/CLEUD Certificate of lawful existing use or development under 191 of the Town and Country Planning Act 1990 for the stationing and use of existing static caravan as a dwelling house (Class C3) with associated residential amenity space since 21st April 2011 Full The Nest Birdlip Farm Birdlip Gloucestershire GL4 8JH **OBJECTION**

The Parish Council object to the issue of a Certificate of Lawful Existing use for the following reasons:

1. The Parish Council considers that the static caravan on the site was installed for the purposes of providing the applicant with temporary accommodation whilst the applicant completed conversion of 'The Nest'.
2. The Parish Council considers that when the applicant moved into the 'Nest' in 2017 that the static caravan should have been removed as no planning permission had been granted for it to remain as a second residential property.
3. Consequently, the Parish Council considers that the occupation of the static caravan from 2020 to the present day is unlawful and fails under Section 191 of the Town and Country Planning Act: 1990 as the occupation of an additional residence commenced in 2020 which is within the time limit of 10 years as defined by Section 171 (b) of the Planning and Compulsory Purchase Act: 1991.

The Parish Council also states that it would object to any retrospective application for full planning permission of the static caravan as a new dwelling for the following reasons:

1. An application would contravene the conditions under the Cotswold Local Plan for development in a Non-Principle Settlement specifically that the siting of a caravan as a residence in the centre of Birdlip Village is contrary and detrimental to the vernacular and appearance of a Cotswold village in the AONB.
2. The vehicular access is unsuitable for any additional vehicles as the road is narrow and has restricted views of traffic onto the High Street.

5. Finance

To agree Clerks salary and expenses for January 2023 (£224.20) (117.38) includes payments for registration of new website domains and Microsoft subscription.

6. To take any questions from the public. None.

7. Date of meeting Wednesday 15th February 2023 – Deer Park Guide HQ Cowley

The meeting closed at 7.58pm

Signed.....

Date.....