MINCHINHAMPTON PARISH COUNCIL

MINUTES of the Planning Meeting of Minchinhampton Parish Council held on Monday 11th January, 2016 at 7.00 p.m. in the Market House.

1/16. Present: Cllrs N. Hurst (presiding), M. Beard, P. Callaghan-Wright, G. Ford, S. Hemmings, G. Lloyd, S Morgan, C. Morriss, A. Mylechreest, R. Nicholas, A. Nicholls, P. Schwarz, J. Williams, approx 90 members of the public, the clerk, the assistant to the clerk.


3/16. Public questions / participation on general planning matters: There were none.

4/16. Public questions / participation on Glebe Farm: Mr P. Raby Smith spoke on behalf of the Save Glebe Farm group whose collective objections to the scheme had already been submitted to the Stroud District Council planning authority. Mr Raby Smith highlighted the group’s main points including that the proposal was not consistent with the new Stroud Local Plan, would be a major development outside the settlement boundary, would be within the Area of Outstanding Natural Beauty and on a green field site when brownfield land was preferred within the local plan. He said those objections were without taking into account the expected impact on traffic and parking within the town. Mr Raby Smith drew attention to the large number of local residents opposed to the scheme, some 700 of them registered on the SDC website.

A further member of the public stressed the high regard with which the historic town of Minchinhampton was held and feared the fabric of the town would be changed.

A speaker drew attention to the wider impact of the scheme and said Rodborough Parish Council, for example, had objected. She spoke of the need to protect ancient monuments within the site.

Another speaker raised the profound impact homes at Glebe Farm would have on Minchinhampton, its traffic congestion, the school, and traffic across the commons and was concerned the town would become a dormitory of Stroud.

A speaker believed any council would take note of the large number of residents present and reminded the meeting there were elections scheduled in May 2016.

At this point the chairman called for anyone wishing to speak in favour of the scheme. There was no-one who wished to.

A further speaker urged that sound planning reasons should be used for any objections that were agreed.

5/16. Declarations of Interest: There were none.


Application Address: Land at Glebe Farm Tobacconist Road, Minchinhampton, Glos.

Application Description: Demolition of existing buildings and full application for 150 homes. Pedestrian and vehicle access and public open space and an outline application for a doctor's surgery and associated car parking.

OBJECT

Cllr Nicholas presented an unbiased overview of the application before Cllr Ford proposed and Cllr Williams seconded that the council should object to the Glebe Farm proposal. Discussion followed
after which council voted unanimously, with the chairman abstaining, to object to the scheme on the below grounds:

The proposal is contrary to the adopted local plan which does not allocate this site for development;

The need for further growth in Minchinhampton has not been established and therefore there is no overriding basis for the adopted policies of the Local Plan to be ignored.

The SDC currently has a land supply for housing in excess of 5 years.

The site is wholly within the Cotswolds ANOB. Para 116 of the NPPF indicates that planning permission should be refused for major developments except in exceptional circumstances or when a public interest case can be identified. This is a major development within this constraint and no demonstrable case for any exception to be exercised; the application is therefore contrary to section 85 of the CRoW Act 2000 (specifically para 115 of the NPPF refers).

The council believes that the application should be accompanied by a full EIA and this has not been provided. Until this is available, the application cannot proceed.

The Local Plan requires that brownfield sites are developed ahead of greenfield options. This site is in the open countryside, in agricultural use, and building would result in not only a loss of valuable grazing in its own right, but also impact upon the management of the Commons as this property carries grazing rights for 14 animals. The well-being of the Minchinhampton and Rodborough Commons is a fundamental requisite of any potential development in this parish.

The proposal will result in at least 300 additional vehicles accessing onto Tetbury Street. The impact of this level of additional vehicle movements has not been adequately considered. The local road network through the town is already congested with inadequate parking and, until it can be shown that the additional impact can be managed, the development should be refused.

Infrastructure available - highways, school, surgery - can be shown to be at capacity.

At this point all but seven members of the public left the meeting.

7/16. To consider sites for inclusion in the Stroud District Council new Strategic Assessment of Land Availability: – Cllr Hurst suggested that any consideration of the SALA was premature because of Minchinhampton’s recent decision to begin a Neighbourhood Development Plan process. His proposal to defer consideration was agreed.

8/16. To consider further planning applications: Application Reference: S.15/2838/H Holden
Application Address: 76 Glebe Road Minchinhampton, Stroud, Glos, GL6 9LQ
Description: Single storey rear extension. SUPPORT

9/16. Notification of works to Trees:
Application Reference: S.15/2777/TCA
Application Address: Box House Box, Stroud, Gloucestershire, GL6 9HB
Description: T1 Prunus Cerasifera - Reduce by 1-2m and reshape.
Group 1 Fagus Sylvatica - Fell. T2 and T3 Tilia Europea - Remove epicormic growth at the base of each tree. T4 Prunus lusitanica - Fell.
Application Reference S.15/2929/TCA
Applications address: Elder Cottage, Box, Glos.
Description: Common beech – fell due to size; concerns it would damage building if left.

**Application Reference: S.15/2824/TCA**

Application Address: Whitemoor Amberley, Stroud, Gloucestershire, GL5 5JG

Description: T1 Ash - Fell by sections to near ground level. T2 Maple - Fell. T3 Maple - Remove dead stems back to live growths.

10/16. **Planning correspondence:** There was none.

The meeting closed at 8.20 p.m.

Signed: ................................................................. Date: ........................................