

Twyning Parish Council

The Minutes of the Planning Committee meeting held on Wednesday 24th July 2019
at 7.30pm in the Ann Townend Village Hall

Present: Councillors Hadley (chair), Horsfall, Murray, Nottage

In attendance – The Clerk & 20 members of the Public

73. Welcome , The Chair welcomed Councillors and Parishioners

74. Apologies were received from Cllr Ellis

75. Requests for Dispensation or other Declaration of Members Interests – none

76. Public participation on agenda items and items of mutual interest – the following points / objections were noted

Planning application 19/00531/OUT

- Members of the public referred to their objection letters sent to TBC
- Mr Bill O'Dell advised residents to send their objection letters to members of the Planning Committee before the application goes to Committee.
- Parishioners were made aware that their objection letters should be sent to TBC by the 5th August 2019
- Archaeological findings in the area as well as the family of birds of prey living on the land were discussed.
- Amount of traffic that will come down Pages Lane will increase.
- The school is at capacity
- Capacity of Sewerage

77. Matters arising, none

78. Planning applications for discussion :-

78.1 19/00362/OUT

Outline application for the erection of 1 no. dwelling (all matters reserved). Land Adjacent Puckrup Hall, Puckrup Lane, Twyning. Cllr Horsfall proposed that the Committee draft a response and send it around to the planning committee for comments and submission.

Attached to the minutes is are the comments submitted to TBC on the 6th August

78.2 19/00531/OUT

Outline application Land opposite Orchard Lane Twyning for 50 dwellings
Cllr Horsfall proposed that the Committee draft a response and send it around to the planning committee.

Attached to the minutes is are the comments submitted to TBC on the 6th August

79. With nothing further to discuss the meeting closed at 8.10

80. Date of next meeting to be notified.

Signed

Chairman

Date

**PLANNING APPLICATION 19/00362/OUT
LAND ADJACENT PUCKRUP HALL, PUCKRUP LANE, TWYNING GL20 6EL
OUTLINE APPLICATION FOR 1 NO. DWELLING (ALL MATTERS RESERVED)**

The above application was considered by the Planning Committee of Twynning Parish Council at a public meeting on 24th July 2019. A number of objections had been raised on the Tewkesbury Borough Council planning portal in advance of the meeting and further objections were raised at the meeting by local residents.

This speculative outline application seeks to permission to develop agricultural land in this rural location. It incorrectly relies on specific and historic circumstances originating from grant of an agricultural tied dwelling in 1984 to support the commencement of inappropriate market housing development.

Twynning Parish Council **STRONGLY OBJECTS** to this planning application on the following grounds:

1. There is no reference in the application to the most up to date Planning document - the Twynning Neighbourhood Development Plan (TNDP) - or the policies contained within this adopted plan. The National Planning Policy Framework (NPPF) supports 'made' Neighbourhood Plans as material considerations in the planning process (NPPF Para 14.);
2. The application is contrary to Policy GD1 of the TNDP where the proposed development is outside the Twynning residential Development Boundary and new housing development in the open countryside will be strictly controlled;
3. The application does not demonstrate how the development meets the objectively identified housing need (contrary to TNDP Policy H2 Para 2).
4. A derelict, unoccupied caravan does not qualify as an exception to the TNDP policy GD1 (Para d.) on the grounds of re-using or converting an existing building. The caravan itself is actually located on another plot under the same ownership, separated by two dwelling houses;
5. The size and location of the proposed building in immediate proximity (7m-10m) of the neighbouring property is contrary to TNDP Policy GD3 (Paras 2 & 5). New buildings should not dominate or overwhelm the street scene in terms of height, scale and massing;
6. The resulting loss of daylight, privacy and the overbearing nature of the structure on the neighbouring property would be contrary to TNDP Policy GD6 and H2 (para 3);
7. There is inadequate local infrastructure with limited access to drainage and utilities, already raised in the land drainage planning consultative advice;
8. Highways - the narrow access road proposed would exacerbate an already a hazardous highways situation with significant traffic generated by the local hotel;
9. The application is misleading, inaccurate in parts and fails to address the basic principles of sustainable development or the local planning policies in place;
10. The removal of a historic agricultural tie on an adjacent plot should not be seen as a precedent for the development of open market housing in a rural location.

We trust you will refuse consent for this opportunistic and commercially driven application.

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**PLANNING APPLICATION 19/00535/FUL
42 HILLVIEW LANE, TWYNING GL20 6JN
PROPOSED LOFT CONVERSION WITH REAR BOX DORMER STYLE EXTENSION**

The above application was considered by the Planning Committee of Twyning Parish Council at a public meeting on 8th July 2019.

A number of objections had been raised on the Tewkesbury Borough Council's planning portal in advance of the meeting and a number of residents were present and raised objections at the meeting.

Subsequently, the proposed plans and elevations have been amended (LCA Dwg 004 Revision A 10.7.19) to ensure the new roof construction does not extend beyond the existing roof line.

However, the revised proposals still include two, large full-height windows which cannot be classified as a 'standard' dormer-style.

Twyning Parish Council therefore **OBJECTS** to the current planning application on the following grounds:

1. The scale of the development is larger than comparable loft conversions in the vicinity and out of character with the local streetscape, being predominantly bungalow residences;
2. The full height windows are incongruous with the dormer style with the proposed bedrooms likely to overlook the gardens and residences to the south as the land slopes down to Paxhill Lane;
3. The impact on immediate neighbours (40 and 44 Hillview Lane) should be considered as the proposed scale of the development could restrict light and general amenity to these properties.