

Hartpury Parish Council
Minutes of an extra-ordinary meeting held on Monday 29th July 2024
at Hartpury Village Hall at 7pm

Present

Cllr R Gregory, Cllr M Clarke, Cllr C Davies, Cllr R Watson, Cllr R Pett, Cllr K Freeman and Cllr R Hunt

The meeting was chaired by Cllr R Gregory and the minutes were taken by the Clerk.

1. Apologies for absence

No apologies for absence were received.

2. Declarations of Interest

No declarations of interest were received.

3. Planning

Planning Applications

To make recommendations to the Planning Authority upon the suitability of the following planning applications/appeals

Planning Ref	Property	Details of Proposed Application
P0755/24/FUL	Woodbine Cottage, Gloucester Road	Erection of a self build dwelling with garage and vehicular access
- The Parish Council noted that the PIP originally granted stated that the orchard had to be retained and maintained, the Parish Council would ask that this is included again in any planning permission that is granted. - The hedging to be planted is proposed to be 3m in height, the Parish Council would ask that it is stipulated in any planning permission given that the hedge is to be maintained and kept at a height that does not cause a nuisance or block out light to neighbouring properties.		
P0821/24/FUL	Little Tailors, Blackwells End	Erection of a single-storey rear extension
The Parish Council have no comments to make.		
P0815/24/FUL	Agricultural Technical Skills Centre, Hartpury College	Variation of conditions 02 (approved plans) and 03 (drainage strategy) of planning permission P1326/23/FUL to allow amended plans to account for minor alterations to layout of drainage attenuation pond and replace approved drainage plans with amended drainage plans.
The Parish Council have no comments to make.		
Any further applications received after the publication of this agenda will be advised at the meeting.		
Details of planning applications can be found on the Forest of Dean District Council website using the following link: https://publicaccess.fdean.gov.uk/online-applications/		

4. Draft Local Plan

Discussions took place regarding the Draft Local Plan and proposed allocations for Hartpury.

Each site was discussed in turn comments on each agreed by all Cllrs present as below:

Hartpury 1 – Land Adjoining Cackleberries / Over Old Road

Town Centre should consist of a shop, post office and place of worship as a minimum which means that Hartpury should not be referred to as a town.

The distances of the nearest shop, the nearest church, the pub and the School are to be included. The road is single carriageway and no pavements

Public transport access is not a sufficient service with only 5 buses per day and not at commutable times which therefore limits

the possibility of travel to Gloucester for employment let alone any further afield, we have attached a copy of the bus timetable for information.

Over Old road is narrow and single carriageway.

Flood Zone – the field floods in one corner.

Landscapes – surrounded by higher ground and therefore exceptionally visible and currently houses a great variety of wild flowers and fauna and removing this would contradict biodiversity.

The Local Wildlife Sites

Character Appraisal conducted prior to 2 developments being granted (1 built and 1 being built) meaning the open character of the landscape has been altered by the buildings.

Heritage – Methodist Chapel (now closed)

Green Infrastructure – limited potential would infer not possible and should be 0 or red.

Whilst college is a big employer but not in sustainable locations- there would be merit in building close to the college for sustainability & employment.

Hartpury 2 – Land off A417 (Orchard/Dwelling)

Orchard should be protected.

Same comments as Cackleberries where appropriate.

Hartpury 3 – Land off Broad Street

Access onto Broad Street may be considered good but any onward travel to the A417 is no easily accessible.

Same comments as Cackleberries where appropriate.

Hartpury 4 – Land South of Corsend Road

Character – Highly visible and this does not relate to all sites

Vehicle access/connectivity – there is no obvious access to either the A417 or Corsend Road and this should be red.

Heritage – Canning Arms, Old School, Glebelands (Grade II) and rights of access – check listed buildings on Local Plan Maps (shown in orange) plus Black and White House.

Same comments as Cackleberries where appropriate.

Hartpury 5 – Land Adjoining Primary School

Access would be needed as not available off Over Old Road.

Active travel – access to Over Old Road but onward travel is then over other owned properties and private land.

Landscapes – would be visible when built as at the bottom of a hill and surrounding footpaths – GHA 24, GHA 25 and GHA 31

Heritage – Glebelands and old school (although as there is a wood in between would probably eliminate this from consideration as would not affect the assessment from road or pavement).

Climate change – land must have no more run off when completed than before development – SUD installed?

Same comments as Cackleberries where appropriate.

Hartpury 6 – Russells Nursery

Access is not good for onward travel.

Discrepancy re access as good for this proposed site but for other proposed site is not good and states no access.

Same comments as Cackleberries where appropriate.

Hartpury 7 – Land off Foley Rise

Access – not good for onward travel.

Active Travel – there are no suitable footpaths

Biodiversity – Great Crested Newts?

Hartpury 8 – Land off Broad Street

Access – not good again for onward travel

Land not flat and does not back onto house all round as in some areas backs onto a quarry.

Same comments as Cackleberries where appropriate.

Hartpury 9 - University

Highlight that biggest source of employment is the College and that some development should take place near this area of the Village.

Summary needs to include

STW discussions – flooding and sewerage

SCLAA subjective view by one planner – where is the balance

No local member input which is not right

The comments above will be included in the finalised comments which will be shared with Cllrs prior to submission.

5. Closure of Meeting

The meeting closed at 9.40pm