

Hartpury Parish Council
Minutes of an extra-ordinary meeting held on Tuesday 2nd April 2024
at Hartpury Village Hall at 6pm

Present Cllr R Gregory, Cllr M Clarke, Cllr R Watson, Cllr R Pett, Cllr K Freeman and Cllr C Davies.
 he meeting was chaired by Cllr A. McGhee and the minutes were taken by the Clerk.

1. Apologies for absence

Apologies for absence were received from Cllr C Davies.

2. Declarations of Interest

Cllr M Clarke declared an interest as the owner of a neighbouring property.

3. Public Consultation

Members of the public attended to speak on the planning application P1160/23/FUL.

The major concerns relate to the proposed development being outside the settlement boundary, overdevelopment of the site, drainage and surface water concerns, overlooking existing properties, moving of the 30mph zone, the willingness to accept sewerage survey after the proposed development has been given permission, unsafe for cyclists currently using this area before proposed development.

As per Standing Order 3 (e) members of the public may make representations, answer questions and give evidence at the meeting in respect of business on the agenda, the period of time designated for public participation at a meeting in accordance with standing order 3(e) shall not exceed five minutes unless directed by the chairman of the meeting

4. Planning

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

Application Reference	Property	Details	Comments
P1160/23/FUL	Land West of Little Orchard, Gloucester Road	Erection of 4 Dwellings and associated infrastructure.	Hartpury Parish Council considered the above planning application for Land West of Little Orchard, Gloucester Road at their recent meeting and would like to submit the following comments: • Notwithstanding the inability to demonstrate a five-year land supply of building land this site is outside the settlement boundary as identified in the Council's allocation plan document. • The Parish Council have issues regarding the excess speed of traffic and the accessibility to the proposed application site. • The Parish Council are concerned at the ability to provide an adequate splay for the proposed development, considering the speed of the traffic through Hartpury in both the 30mph and 40mph zones as speeding already regularly occurs. With respect to the suggested moving of the 30mph zone, have there been consultations regarding the best position to extend this to? We would ask that the results of a speed survey be available before permission is given, whether an existing survey or a new one. • The condition of the sewerage pipe that runs underground in the vicinity of the kitchen of the property 'Summerfield' has not been inspected for many years and concerns were raised as to whether this pipe would be able to withstand the additional flow. The Parish Council would ask that the survey (previously requested by STW to take place prior to any permission being granted) is still undertaken before permission can be granted and not, as is now suggested, afterwards.

			• The Parish Council note that the ditch is to be reinstated in the proposed planning application but would question the adequacy of this ditch, at only 40cm deep, to cope with the volume of extra surface water due to the amount of additional hard surfaces. • The Parish Council believe that one of the pipes in the proposed application will be altered to include bends at both ends and concerns have been raised that this may lead to future blocking/flooding issues. • Please can the Parish Council be advised of where delivery vehicles and contractors will be stopping and/or parking to make deliveries and carry out the works whilst the development takes place and where will the materials be stored? • Could we also be advised if there will be a management committee in place to oversee the management of the re-instated ditch and the attenuation tanks? Whilst the Parish Council acknowledge that the development has been altered from houses to bungalow removing the concerns for the loss of privacy for the existing surrounding properties for the reasons stated above the Parish Council object to this planning application.
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