

Hartpury Parish Council

Minutes of the meeting held on Monday 29th September 2025 at Hartpury Village Hall at 7.00pm

Present: Cllr M Clark (MC) (Vice Chair), Cllr R Watson (RW) and Cllr R Hunt (RH)

The meeting was chaired by MC and the minutes were taken by the Clerk.

14 Members of the public attended the meeting to discuss the planning application at Pears Cottage.

1. Apologies for Absence:

Apologies for absence were received from Cllr R Gregory (RG), Cllr K Freeman (KF), Cllr C Davies (CD) and Cllr R Pett (RP).

2. Declarations of Interest

RH declared an interest as a neighbour living in Corsend Road.

3. Public Consultation

Members of the public expressed the following concerns regarding the planning application

- There have been no neighbour notifications issued
- There have been no green site notices erected on the property
- There is a known history of flooding, although it states in the application that there has not been any flooding when Plot 2 flooded 2 years ago
- Concerns over the ecological assessment regarding the description of the land as being 50% bare – this has not always been the case and it has been cleared over the previous 2 years
- The flooding of the A417 during heavy/prolonged rain already creates issues along Corsend Road
- The Character and setting of the Cottage will be overwhelmed by the detached properties
- Historically it has been a hedged garden that has now been cleared with no consultation
- The existing lily pond has been covered over by a shed and it was noted that this was not included in the application even historically acknowledging its existence and removal
- The pond in the application is a different pond to that which the water flow will enter
- Concerns over biodiversity (previous and future)
- There was a planning application for development in 1989 for a single dwelling to the left of the property that was refused
- There is potential for at least 8 cars needing to park when there will be very little room for this as there is no depth to the plot

4. 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
P1016/25/FUL	Pears Cottage, Corsend Road	Erection of 2no self build dwelling with associated parking, landscaping and works

It was resolved that due to the strength of the parishioners and there being a considerable amount of information to take into account when considering and agreeing the Parish Council comments to be submitted, another additional meeting will be held. An agenda will follow in due course.

The meeting closed at 7.50 pm