

Public notice is given for an Extraordinary Planning Meeting of Broadwell Parish Council to be held on Wednesday 30th March 2022 at the village hall, beginning at 7.30 p.m.

To all Members of the Council:

You are hereby summoned to the above meeting of Broadwell Parish Council to be held for the purpose of transacting the following business:

Members of the public are welcome to attend and may address the council during agenda item 1

Debbie Braiden – Clerk and RFO

DATE:25/3/22

AGENDA

1. **Public Session** - To receive comments and concerns from members of the public.
2. **Apologies** - To receive and consider apologies for absence.
3. **PLANNING** – This extraordinary meeting has been held at the request of electors objecting to the application, for members to listen to their electors and decide if they wish to add further points to their previous comments since receipt of the new amendments made to the plans.
 1. To consider and make comments on the amended application received for the following: 21/02947/FUL | Erection of a detached dwelling and garage | Redhill Farm Broadwell Moreton-In-Marsh Gloucestershire GL56 0UF: Decision Pending Consideration closing date 23/3/22: **NOTE:** The PC has obtained an extension of time from CDC to make further comment regarding the new amendments. Previous comment made by the PC can be seen below in Appendix A.
 2. To consider and make comments on the following application received: 22/00959/LBC | Re-roofing a dwelling | Lenthalls, Broadwell Moreton-In-Marsh Gloucestershire GL56 0UF: Closing date 21/4/22
4. **Close of Business** – To record the time and end of the meeting.

APPENDIX A

Comments for Planning Application 21/02947/FUL Application Summary

Application Number: 21/02947/FUL Address: Redhill Farm Broadwell Moreton-In-Marsh Gloucestershire GL56 0UF Proposal: Erection of a detached dwelling and garage Case Officer: Martin Perks

Customer Details Name: Mrs Debbie Braiden Address: Village Hall, Broadwell, Moreton-In-Marsh, Gloucestershire GL56 0UF

Comment Details Commenter Type: Email of Objection Stance: Customer objects to the Planning Application Comment Reasons: - Highway access and parking - Impact on Conservation Area - Other Comment: The Parish Council have reviewed the new drawings that have been submitted for this application. They do not feel that they address most of our concerns and have, in fact, raised an additional serious concern regarding parking. The application is for a three-bedroom house and yet only provides parking for one car. This is insufficient for residents of a property of this size, let alone allowing for guests, deliveries etc.

The property is situated above a narrow lane and so on-street parking near the property is not an option. There is no mention of pedestrian access to the highway although this is shown in the drawings. The lane here is very narrow with steep banks on either side. Access to the road would require many steps and they would lead to the narrowest part of a narrow lane. There is concern about how any resident would get their waste and recycling bins down these steps to the lane and, even then, where they would put their bins. There is nowhere for them to be left to await collection. As mentioned above, there are several concerns with the main proposed vehicular access. It certainly would not be suitable for waste collection lorries. In addition, to summarise our previous concerns: The village places great value on the green spaces within the Broadwell Conservation Area. We believe this development would herald a step-change in planning for Broadwell, jeopardising the historic nature and fabric of the village.

Broadwell has existed as a 'scattered settlement more than a group of buildings' since the Domesday Book - as mentioned in the application - and any encroachment on the pastures and orchards that punctuate our community is a fundamental threat to this identity. Allowing a new development on farmland, outside the footprint of farm buildings, could herald an opening of developing the green spaces of our scattered, characterful village. We consider that a new building here would be overbearing and disproportionate.

As the Conservation Officer observes, this is a large three-bedroomed detached property, and not therefore appropriate in this sensitive location. The new elevations show the house would be the same height as its neighbour, despite being lower on the slope. An additional house here would change the appearance of the lane making it look like a street. This would not be in keeping with our rural character. The elevated position would make a building here intrusive from many directions including from the corner of the village green. The building materials are now stated to be "light buff course natural stonework". There is still concern that this could be interpreted as artificial stone.

There is still no plan for sewerage and the site IS close to a flood area. There are concerns about more water ingress to the flooding pinch point just below the site and run-off from a septic tank above the watercourse. We do not consider that our weekly bus service constitutes "good public transport links". It is inconsistent with Planning Policy DS3. There was a previous application on this site that was turned down because of a building on pasture land within the conservation area. This has not changed. There is an unprecedented objection to this application from the residents of the village. Many of the

Conservation Officer's concerns have not been addressed and it is still the opinion of the Parish Council that this application should be turned down