

CLERK: Ruth Waller, Copperfields, Colman. Temple Guiting. GL54 5RT
Tel: 01451 850611 E-mail: clerk.toddingtonpc@gmail.com
www.toddingtonpc-glos.org

DRAFT MINUTES: of a Planning Meeting of the Parish Council held via Zoom video Conference on Monday the 12th October 2020 commencing at 7.30pm.

PRESENT: Parish Councillors: Nigel Parker (Acting Chairman), Mandy Gough, Kathryn Walker and Bert Alvis.
Ruth Waller (Clerk) and 3 members of the public

Cllr Parker opened the meeting at 7.33pm welcoming all those present.

201012/01 To receive and consider apologies for absence. Apologies were received and accepted from Cllr Cook.

201012/02 To receive Declarations of Interest on items on the Agenda: None declared

201012/03 To receive comments from members of Public relating to matters on the agenda only: The following had been received via email prior to the meeting:

- How is the Council going to endeavour to respond to the Warren Farm planning applications ensuring alignment to Gretton and Winchcombe council?
- For the Council to discuss the environmental and economic benefits that these cabins provide to the community. This should be a risk-based decision (support/object) taking into account our current objectives to ensure a sustainable environment for all residents.
- Noting 20/00580/PIP- resident supports the decision to refuse this application.

201012/04 To consider and note the following planning applications:
For Consideration:

- 20/00491/CLE | Use of building for residential purposes (Class C3) for continuous period in excess of 4 years. | SmallHolding Plot 1 Warren Fruit Farm Evesham Road Greet Cheltenham Gloucestershire**
- 20/00493/CLE | Use of building for residential purposes (Class C3) for continuous period in excess of 4 years. | SmallHolding Plot 5 Warren Park Farm Evesham Road Greet Cheltenham Gloucestershire GL54 5BN**
- 20/00494/CLE | Use of building for residential purposes (Class C3) for continuous period in excess of 4 years. | Smallholding Plot 7 Warren Fruit Farm Evesham Road Greet Cheltenham Gloucestershire**
- 20/00495/CLE | Use of building for residential purposes (Class C3) for continuous period in excess of 4 years. | Smallholding Plot 22 Warren Fruit Farm Evesham Road Greet Cheltenham Gloucestershire GL54 5BN**

To all of the above applications, the Council resolved to submit the following objection:

Toddington Parish Council OBJECTS to this planning application as there is insufficient evidence to prove that the agricultural unit has been used as a residential property.

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Tewkesbury Borough Council does not appear to have ever confirmed residential usage between 2010 and 2019, and so the Parish Council challenges the applicant's contention that the agricultural unit has been used for residential purposes 'continuously since 2010'.

The Enforcement officer has visited the site within the past 4 years and reported that no-one was living there. This can be confirmed from minutes taken following Toddington Parish Council's meeting held on **09/11/2009** and planning meeting **14/12/2009**, when it was reported by Tewkesbury Borough Council that:

"The Enforcement Officer visited the site in December... There were timer lights in two units for security reasons...and the Enforcement Officer was intending to do an evening visit within the next few weeks to check if these units were being used for residential

The Parish Council are of the opinion that there is not a proven continuous 4-year period of residential use to allow the Certificate of Lawful Development for an Existing use on this plot and therefore objects to the granting of a CLE for this plot.

To establish that that any of these plots are being used for residential purposes, more frequent visits need to be completed by the Enforcement officer.

The Parish Council also endorses the objection made by Gretton Parish Council on these applications.

v. 20/00878/PDAD | Prior approval for conversion of agricultural building into 1no. smaller dwellinghouse (use class C3) and associated building operations. | Plot 10 Warren Fruit Farm Evesham Road Greet Gloucestershire GL54 5BN:

Council resolved to object to this application as it is unclear if the building conforms to Class Q. Further clarification is therefore required from the Planning Officer to ensure an informed decision can be made. (This may require an amendment to the application or further evidence from the applicant)

The Parish Council requests that the Planning Officer ensures the application complies with Town and Country Planning Act before making a decision on this application. If this application was to be permitted, the Parish Council requests a condition is applied to retain the agricultural tie on the building thus ensuring that it can only be used for its original use, i.e. seasonal workers only.

vi. 20/00935/FUL | Erection of a single storey rear extension | 2 Russet Close Toddington Cheltenham Gloucestershire GL54 5DZ:

Council resolved to OBJECT to this planning application for the following reasons:

- The proposed roof lighting is not in keeping with the Dark Skies Policy of the AONB (Policy CE5). More control is required on this proposed lighting.
- Concern over the proposed artificial lawn. Although this is not a material consideration, it would have a detrimental impact on the character and appearance of local area.
- The Land Registry covenant TP1 agreement on these properties does not allow hedges at the front of the property. The remaining boundaries that have hedges are not to exceed 1.8m and must not become a nuisance or annoyance to adjoining owners acting reasonably. Therefore, the proposed hedge is in breach of this covenant.

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- The proposed gates encroach onto the road edge and is forward of the present fence line, which is out of keeping with the other properties in the close.
- The amount of external lighting is excessive (24 in total) and does not meet with the conditions attached on this development and current Enforcement Notice: 19/00017/BOCON | Alleged breach of condition - lighting | Parcel 5736 Newtown Toddington Cheltenham Gloucestershire".

The Parish Council will also request that a condition is attached to this application to ensure the proposed gym remains for personal use only and shall not be used for commercial business

For noting:

- 20/00580/PIP | Permission in Principle for the erection of up to 8 dwellings and associated vehicular accesses. | Part Parcel 9070 Toddington Gloucestershire GL54 5DT: Refusal
- 20/00698/TPO | Cherry (T5)- Reduce canopy by 8-10 ft and shape to keep it under control and in a nice shape. | Kingfishers Church Lane Toddington Gloucestershire GL54 5DQ: Consent

The Chairman closed the meeting at 8.10pm and thanked everyone for their attendance.

The next full meeting of the Parish Council will be held on 2nd November at 7.30pm, again via Zoom video conference.

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Chairman

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Date