

Norton Parish Council

Minutes of the Meeting Held on the 31st October 2019 at 19:30 in Norton Village Hall

Present:

Cllr Eirwyn Jenkins - in the Chair
Cllr Richard Page
Cllr Sarah Clifford
Cllr Fran Bussey
Cllr Simon Holden

In Attendance:

Clerk of the Parish Council
4 Parishioners

1. To receive apologies for absence

There were none

2. Declaration of Interests in items on this agenda

There were none

3. Planning Matters

- a. 19/00849/FUL – Land to the Rear Of, Barnfield Cottage, Wainlode Lane, Norton

Cllr Jenkins explained that the plan has been put forward to assist with the owner's wife's extra care needs. He referred to the response which has been circulated to the Parish Council prior to the meeting, and thanked Councillor Page for his additions.

Cllr Page read the proposal to those in attendance –

The applicant lives in a substantial property close to the proposed site. On two previous occasions he has applied to build garages/stables on the same site: both were rejected.

We do sympathise with the applicant wishing to do the best for his wife during her illness but, in our view, there are other options available to meet her needs. Their present home is a large redbrick house with views over the surrounding fields and there are other buildings adjoining the house. Simple adaptations to their home would keep the applicant's wife in familiar surroundings as well as meeting her needs. We fail to see the necessity of building something new (claiming that it will improve her care) when there are other, more practical solutions available that would minimise impact on the landscape.

Historical background and local perspective:

We dispute the findings of the Heritage Report which we believe overlooks several important points, including: No. 22 Bradley Cottages is reputed to be the oldest farm house in the village and within living memory No. 23 was a cow shed where cows were milked twice a day. No.24 was a barn converted into a house by the present owner. Barnfield Cottage itself was the estate workshop for Norton Court estates, comprising of a smithy and a carpenter's shop. We believe that it was the applicant that converted Barnfield Cottage into a holiday let.

The land behind the cottage was the estate yard, with what is described as a few lean-tos to cover materials stored in the yard. The 1903 OS map1 does not show any building on the proposed site.

The same map and local knowledge contradict the statement in the Landscape Assessment that the proposed building would replace the original building on the western edge of the site. The Assessment's argument in section 4 is not supported by the 1903 and subsequent OS maps either. To suggest that the design fits in with the village vernacular and historical design, when the village vernacular is red brick with a few houses having render over the brick, is nonsense. Furthermore, as stated above, the original farm buildings were Nos.23 and 24 Bradley Cottages, so there is no historical precedent for this design.

The parish council sees value in every piece of local landscape. It is important not only as part of key habitats, but also for the aesthetic value appreciated both by residents and visitors. Norton Hill is well known as a vantage point to enjoy the vista over the Vale of Gloucester and the Cotswold escarpment. If permitted, this building would have a detrimental impact on the landscape.

Policy H1 of our Neighbourhood Development Plan that was 'made' on the 28th May 2019, states that development in Norton should be within the settlement boundary. The only exception being development which conforms to policies in the Core Strategy or Local Plan. Examiner Bryan defined exception as: "some building conversions, development necessary to support agricultural or other essential rural activities and affordable housing to meet local needs." We do not consider that this application is an exception, as there are other, less intrusive alternatives to the proposed development which will also meet the applicant's needs.

We believe that the proposed bungalow would be an incongruous addition to the landscape and contravenes point v. of policy H1. of the NDP. Additionally, the access to the property will impinge on the privacy and rights of the tenants occupying Barnfield Cottage, which also contravenes point v. The applicant's circumstances do not qualify this application as an exception either under our NDP or paragraph 61 of the NPPF (2019). "Our natural environment is our most precious inheritance." (PM, 2018. A Green Future: Our 25 Year Plan to Improve the Environment). It must not be lost to unnecessary development.

All Councillors agreed that the response should be submitted.

A parishioner added that it is important for all concerns to be highlighted to the planners. Cllr Jenkins advised that both Cllr Page and he had met with the planner, and that they are saying that Tewkesbury Borough Council doesn't have a 3-5 year supply of housing. As well as stating that the key planning policies are outdated. Cllr Jenkins added that the NDP should have been considered in the planning policies, but it was agreed 2 years after and is still valid and active. Therefore the legal argument does not negate the validity of the NDP, and the planners should be aware of this.

When this comes up before the Planning Committee it would be beneficial for a representative of the Parish Council to attend to put forward the views of the Parish Council.

b. 19/00935/APP – Part Parcel 5188, Tewkesbury Road, Twigworth

Cllr Jenkins explained that these are reserved matters, Cllr Page added that there is nothing that can be said by the Parish Council to alter these.

All Councillors agreed not to respond.

c. 19/00953/APP - Yew Tree Farm, Tewkesbury Road, Twigworth

The Parish Council object to this application but there can be no changes as these are approved matters.

All Councillors agreed not to respond.

4. AOB

The Clerk received an email relating to a proposal for housing on Land Off Tewkesbury Road, from a Parishioner who is planning to submit an application for planning. This email was circulated to the Parish Council.

Cllr Jenkins explained that there was outline planning on church land and this was discussed prior to the NDP. The housing requirement has now been met for the Parish, without this proposed development. They could have responded to the consultation and did not. It is suspected that they are looking to use the lack of supply for Tewkesbury to justify the proposal, but the NDP is active.

Cllr Page added that the Parish Council should reply to the proposed applicant, explaining that this is on the edge of the LPZ. Cllr Jenkins also explained that in 2015 the service village requirement was 14 houses, Norton is now at over 50 houses being built.

It was agreed that Cllr Page will circulate a proposed response for the Clerk to send.

Cllr Clifford made the Council aware that she had two sheep which had been attacked by a dog being walked across her land. It was agreed that a notice reminding dog walkers about the importance of dogs being under

control whilst near livestock should be published, and this will also be added to the agenda of the next meeting.

Cllr Clifford also reported on the flood warden duties carried out in notifying the Parish of the flood warnings. Cllr Jenkins added that as well as the notices, it is best to email Highways requesting that they shut the relevant roads. Cllr Jenkins has notified Highways of the issues with the drainage following the heavy rainfall.

Actions following meeting –

Detail	Owner
Respond to the relevant planning applications	Clerk
Respond to email relating to Land Off Tewkesbury Road	Clerk
Publicise need to maintain control of dogs when walking	Clerk

Date of the Next Meeting: Wednesday 13th November 2019.

Meeting closed at 19:47 hrs.

Signed –

Dated –

DRAFT