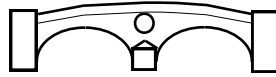


MAISEMORE PARISH COUNCIL



Minutes of Maisemore Parish Council's Extraordinary Planning Meeting on Thursday 13th February 2020 at 7.30pm in Maisemore Village Hall.

Present Cllrs Carole Banks, Debbie Burgess, Anne Nicholson, David Jones (Chairman) and Robert Scott.

In Attendance 24 parishioners, GCC Cllr Phil Awford and Callum Morris (CM)– representing Site Plan UK

The Chairman welcomed everyone to the meeting.

There was a brief discussion relating to the delivery of the Grapevine in The Rudge – **Action:** -Debbie Burgess to contact Maria Thomas,

The Chairman:-

- Outlined the structure for the meeting which would culminate in the Parish Council forming a response to the Application.
- Explained the application was an outline application and the method for making individual responses to Tewkesbury Borough Council.
- Gave the background to previous planning application on this site (site plans for previous and current applications were on display).

Callum Morris gave a brief outline of the proposal stating it was subject to change.

David Jones raised a selection of the 73 points of inaccuracy/error/mistake he had identified in the application and specifically asked CM to explain the 'bottle neck' shown at the entrance to the site i.e. service road narrows – to which no explanation was given and also what was the purpose of the 'grey area' on the plan? CM said it was related to the development plan for Bell House farm. CM declined to comment further.

The following items were raised:-

- Impact on the current issues with sewerage. Details for drainage have yet to be submitted. ST have made no objection
Action PC to ask ST why they are not referring to the information they previously presented to PC i.e. stating the existing drainage system was over capacity. Cllr Awford to be asked to set up a meeting with ST.
- The plan is outside of the village envelope and set in open countryside
- If Bell House Farm plan is not progressed, a gap will be created between the village and this proposed site. Has permission for Bell House Farm development elapsed?
- Concern that drainage could overflow into the lake if water treatment systems fail/ capacity is breached in a heavy storms. It was noted that ST have requested details of drainage and sewerage plans, as these are not given in the application.
- Insufficient Amenities to sustain further development. The application was described as spurious. The village does not have the benefit of many of the amenities quoted as being within Maisemore. E.g. Shop/ school /surgery/ playing fields etc. See DJ notes for details

- MUGA is not a public space. It is run by a charitable trust by volunteers and TBC should not assume public access at all times.
- Public Transport. Poor and irregular bus service. Not possible to travel to work in Gloucester or Tewkesbury if dependant upon public transport. How can this benefit residents of affordable properties?
- Impact to congestion on A417. Concern that more vehicle movements on A417 will compound the current congestion. Impact, when flooding causes A417 to close, on surrounding routes. More students already planned for Hartpury College will compound these issues
- Speed limit checks. CM confirmed these have been carried out but the report is missing. CM to forward report. Was unable to say at which point the checks were made or if it was carried out during term time when the traffic volumes are high.
- Concern also expressed in relation to the site of the proposed entrance and the 30 mph speed limit.
- Chicken Farm Impact of drainage /overflows from the chicken farm and proximity to site.
- Impact on educational facilities. Local catchment schools are already full with waiting lists – children from this development would need to be ‘bussed’ even further to school or taken by parents in cars. Impact on sustainable transport plans.
- PC requested to consider what requirements the parish would have should development be approved. E.g. environmental matters e.g. rain water harvest/ cedar roofs/ hedgerows for natural habitat/bio-diversity.
- No Street lighting to be permitted. Concern that the proposal would spoil the visual impact on approach to the village. This is currently open agricultural land.
- Concern that the electrical supply into the village would not sustain greater demand should electric charging points be installed. Air source pipes are unsightly and can be noisy.

David Jones explained the Section 106 monies process and the Community Infrastructure Levy arrangements which would be applicable to this proposed development.

The chairman asked the meeting to vote, No votes in favour, 22 against and 2 abstentions.

1. Apologies for Absence.

Apologies were received from J Shields (clerk) and Cllr McClain,

2. Declaration of Interests.

Councillors were reminded to send their register of interest forms to Tewkesbury Borough Council and to declare any personal or prejudicial interest in items on the agenda and their nature.

3. To Discuss Planning Application No. 19/00676/OUT - Part Parcel 9851 Maisemore Gloucester Gloucestershire.

The council agreed to object to the application for the following reasons;-

- Items raised by the public.
- Points raised by the chairman
- JCS development quota for Maisemore is already breached – quote figures
- Existing village lacks the required infrastructure to support further growth
- Out of keeping with the ambiance of a rural village
- The proposal is not infilling

4. Date of Next Meeting. Monday 2nd March