

Minutes
of meeting held at 7.30pm on 26th January 2021 via Zoom
<https://rau.zoom.us/j/99782909126>

The Chair of Council welcomed attendees followed by

1. **Attendance recorded Parish Councillors' Tom Overbury, Jane Parsons, Heather Eaton, Claire Jardine, Roger Lock and Archie Larthe. Mikhail Mandrigin (Chair of Village Hall Committee)**
2. **No Apologies for absence recorded**
3. **There were no Declarations of Interest on items on the Agenda. (Localism Act 2011).**
4. **Council approved the minutes of the Parish Council Meeting held on the 19th January 2021**
5. **Council approved purchase of varnish for notice board by Councillor Lock**

6. **Planning applications** discussed by Council (already distributed via email)

20/04494/FUL Hermits Corner- Council discussed history of planning applications, District Council planning policy and the application form.

Council object on the grounds that this application contravenes the planning application 08/02726/FUL decision notice 12/12/2008 –

“The Council therefore **PERMITS** the above development in accordance with the details given on the application form and submitted plans, which are subject to the following **conditions**:

The residential accommodation shall only be occupied by Mr Stephen Grendon and the permission shall not ensure for the benefit of the land. Upon cessation of the restricted use hereby authorised the site and buildings shall revert back to agricultural use.

Reason: Permission is given only to meet the specific needs of the applicant which are considered to be a significant material consideration in the determination of the application. This condition is attached in light of guidance contained in Circular 11/95.”

Additionally it is felt that the application is incorrect in point 2 of CIL form where the applicant has indicated “no” to the question does the applicant seek to remove/vary conditions of previous planning application, in the Council views this should be “yes”.

Councillors also listed a number of other concerns which will be submitted in support of the Council’s objection

See appendix

20/04299/FUL Village Hall – an update was given by the Village Hall Chairman. Council agreed to support this application but as the application is done in the name of the Parish Council there would not be a formal submission in this case

7. **Items for information only**

Notice board repairs have been followed up by Councillor Eaton

Clerk reported difficulty in emailing Daniel Tiffany at Glos Highways

Meeting closed at 20.02

Appendix

Council unanimously objects to this application on a number of grounds and are as follows:

1) That this application contravenes the planning application 08/02726/FUL decision notice 12/12/2008

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The Council notes that if a property is designated for Agricultural use then it can only be used as such and the Council notes that under the previous planning decision on Hermit’s Corner in 2008 it clearly refers to the building reverting back to Agricultural use when the previous owner, Mr Grendon left and said that it was not to be considered a residential dwelling as it doesn’t have corresponding amenities. The 2016 decision, (when the Enforcement Order was upheld) also refers to its Agricultural status too. The Council feels that an application for Residential use is required before Planning permission is considered, so it would appear that the applicant has “jumped the gun”

The Council’s Objection point 1 (above) is fundamental to the application and, in the Council’s opinion the application should be refused on this point alone. Notwithstanding that, even if the land was not Agricultural land, the Council would have the following objections to the application:

2) Council objects on grounds of Design, appearance and materials. Specifically the use of corrugated iron that is entirely out-of-keeping in this AONB.

3) Council objects on grounds of visual amenity. The proposed development will have a negative effect upon the visual impact of the area on the edge of Brimpsfield Common

4) Council objects on grounds of Highway safety. The position of the entrance to the building is near a bend on a single track road that is widely used by traffic as a cut through from the A417 Cowley roundabout to Birdlip. This (traffic) situation will not change in the foreseeable future.

5) Council objects on grounds of traffic generation. A dwelling at this location would inevitably generate more traffic from not only any potential new occupants, but from delivery and service vehicles thereby exacerbating the already excessive traffic flow on this single track road.

6) Council objects on grounds of road access. The entrance approach to the building is at an angle to the single track road and entering and exiting the area would be hazardous.

7) Council objects on grounds of adequacy of parking/loading and turning. There is limited parking at the property and over-flow parking would be on the single track highway which would create traffic problems not least to the local bus and waste services to the village.

8) The Parish Council considered the applicant’s CIL form 1 and had concerns regarding a number of anomalies in the responses. These include in Section 1 the applicant’s description of the development is “Conversion of a retreat to a low impact small dwelling” yet in Section 7 he refers the “retreat” to a “small Cotswold stone house” and a “small wooden garden studio” .

In Section 2, Council feels that the applicant has ticked the wrong box in answering ‘No’ to the question “Does the application seek to remove or vary conditions on an existing planning permission”.

9) The Council opposes the application because the construction of a residential building in open countryside is against current planning policy. In Mr Addison's Application of Planning Permission – Description of proposal, he asks for conversion of existing buildings which had permission for a retreat into a small low impact dwelling. He did not note that permission for the retreat had only personal permission for the previous owner.

10) Finally, in examining the Planning Portal and details of past applications for Hermit's Corner, the Council considers that the 'existing plan in the 2021 application is bigger than the 'existing plan' in 2016. This suggests to the Council that the enforcement order in 2016 was not carried out, or that the current owner has already done some building work without permission and is now proposing to build on that too.