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| **ODDINGTON PARISH COUNCIL****MINUTES OF THE MEETING HELD ON 5 MARCH 2019** |
| Present:  Cllr A Betts – Chairman Cllr A Every – Vice Chairman Cllr P Davis Cllr A Cox (to item 67) Cllr M Green Cllr S Griffiths Cllr J Sawyer |
| Apologise: CDC Cllr Beale11 members of the public were present.. |

63. Declaration of interest. Cllr Cox declared an interest in item 67 and left the meeting before the application was discussed.

64. The Chairman asked Cllr Davis to report on his recent meeting with CDC Cllr Beale. Cllr Beale had advised residents to object to planning applications if they had any concerns as this triggered the process by which applications were referred to the Planning Committee. Cllr Davis explained the significance of policies DS3 and DS4 of the Local Plan on the future development of new housing in the village and emphasised the need for the village to develop an agreed strategy about the amount, type and location of any future development. It was noted that none of the proposals under discussion would result in the provision of affordable homes.

65. **19/00457/FUL | Demolition of existing pottery studio and erection of new dwelling and new vehicular access | Fox Furlong Upper Oddington Moreton-In-Marsh Gloucestershire GL56 0XJ**

**Public participation**. It was noted that the pottery was ancillary to the main house. There were concerns that the proposed house was too large for the site and that the plans were deceptive. The owner was moving from the village for personal reasons.

**Council OBJECTS** to this application on the grounds that the site is currently occupied by a building which is ancillary to the main building (Fox Furlong) and should not be used to create a new, separate dwelling. It is the Council’s view that a new dwelling would not meet the criteria set out in DS3 of the Local Plan 2011 -2031.

The Council considers the proposed new dwelling to be an over development of the site nor is it in keeping with the properties on the Fox Furlong site which are agricultural in style. The access on to the main road through the village is potentially dangerous.

**66. 19/00542/FUL | Change of use of existing building from ancillary use to independent dwelling | Brae Croft Upper Oddington Moreton-In-Marsh Gloucestershire GL56 0XJ**

**Public participation**. Had an earlier application for a standalone house on this site been refused? This is a case of development by stealth.

**The Council OBJECTS to this application**. Permission was given for the new dwelling on the grounds that it be ancillary to the main dwelling (Braecroft). The Council considers there to be no reason to alter this condition. It is the Council’s view that a new dwelling would not meet the criteria set out in DS3 (we note planning officers have referred to DS4 in previous correspondence but consider DS3 to be more appropriate) of the Local Plan 2011-2031.

**67. 18/04983/FUL | Erection of a single dwelling and associated works | Land West Of Brans Cottage Brans Lane Upper Oddington Gloucestershire GL56 0XQ**

Cllr Cox left the meeting.

**Public participation**. Opinion was divided on the style of the house but there was general agreement that it did not fit in with the Cotswold village setting. Concerns were expressed about the building materials. Although the application states that the house is 1.5 storeys high, bedrooms in the top floor suggested it would be as high as neighbouring houses. Brans Lane is a private road. The proposed access off the lane off Back Lane is dangerous as it is on a blind bend. Building on agricultural land could cause a dangerous precedent, with other high profile sites in the village being developed.

**The Council OBJECTS** to this application. It is noted that the site is classed as agricultural land and the Council considers that if approval were to be given it could set a precedent for the development of other parcels of agricultural land. The proposed design and the materials to be used do not met the criteria set out in DS3 of the Local Plan 2011-3031 in that the proposed dwelling does not complement the form or the character of the village. The access to the site, on a blind bend, is dangerous.

The meeting ended at 8.05 pm

21 March 2019 ………………………………………………………..

 Chairman