|  |
| --- |
| **ODDINGTON PARISH COUNCIL**  **MINUTES OF A PLANNING MEETING ON 23 NOVEMBER 2023** |
| Present: Cllr Thorpe - Chairman  Cllr Griffiths – Deputy Chairman  Cllr Canning  Cllr Cox  Cllr Every  Cllr Green      CDC Cllr Cunningham  Apologies: Cllr Sawyer  And 12 members of the public.  48. **Declarations of Interest**. There were none.  49. **23/03459/FUL | Change of use of land and associated works to form a new car park, works to the access and to the highway verge, and associated hard and soft landscaping | Land East Of Oddington Lodge Lower Oddington**  The Parish Council supports this application.  **Background**  In commenting on 20/04634/FUL (the planning application to refurbish the Fox in 2020) the Parish Council commented that ‘the applicant must be required to provide adequate off road parking’. Sadly, this was not made a condition of planning approval. Since then, parking has become a standing item on the Parish Council agenda. Over the last two years we have had many very well attended (50+ residents) meetings to discuss the issues. Some of these meetings have been attended by representatives from Daylesford and the Parish Council is grateful to them for working with it towards finding a solution.  **Conservation area**  Both Lower Oddington and the parkland in which the proposed car park would be located are within the ANOB and the Oddington Conservation Area.  Policies EN10, EN11, and EN12 of the Local Plan relate to heritage matters and together outline that great weight is attached to the conservation of heritage assets, and the sustaining and enhancing of character, appearance and significance of heritage assets. The Parish Council considers that, due to its sensitive design, the proposed car park would result in less than substantial harm to the character of the Oddington Conservation Area whilst bringing substantial benefits to the village of Oddington.  **Highway safety**  The Parish Council supports the application on grounds of highway safety. The purpose of the development is to provide off street parking to alleviate exiting parking pressures within the vicinity of the Fox, which has resulted highway safety issues and nuisance. This includes the blocking of private accessways and driveways, the blocking of vision splays, parking on pedestrian pavements, and the blocking of vision around corners. The Parish Council recognises that the car park will not solve all of the problems and is working with GCC Highways to install bollards and increase the number of white advisory lines in the area around the bend and in the narrowest stretch of road.  **Proposed car park**  The Parish Council acknowledges that the car park will be located on a sensitive site and feels that the applicant has produced a design which is sympathetic to the site context. The Council has pressed Daylesford to consider the provision of a larger car park but accept their view that this is the biggest that is likely to secure planning approval. We welcome the new planting and the retention of the dry stone wall. The high standard of design promotes the enhancement of public space and therefore meets policies EN1, EN2, and D65 of the Local Plan.  The car park will remain in the ownership of Daylesford and will be managed and maintained by them. As such, it will be for Daylesford to decide how the car park is managed.  **We ask that CDC impose a condition that the land should only be used as a car park and not for any other form of development**.  Given the on-street parking which occurs at present, the proposal will increase the distance of parked cars to a location further from the closest neighbouring property and we understand that the lighting scheme will be such as to avoid light pollution. The next closest property is more than 60 m away and we feel that there will be no adverse impact on its amenity.  **Planning balance**  The parish council considers the public benefits of the proposals to be significant:   * Considerable highway safety benefits - by virtue of providing a parking solution which alleviates existing on-street parking demands, and reduces instances of illegal or unneighbourly parking. * Improvement to residential amenity - by virtue of providing a space for parking which is set further away from the residential properties, than is currently the case. Many properties front the highway/footpath edge and are in close proximity to the area of highway concern. * Improvement to the character of the immediate road corridor – by virtue of a solution that seeks to reduce on-street parking, the road corridor will become less visually cluttered. * Biodiversity net gain - by virtue of the enhancement to planting and inclusion of new habitat features.   **Precedent**  CDC granted approval for a car park in Ebrington 18/0996/OUT in similar circumstances.  50. The Chairman reiterated that the car park was only part of the solution to the problem and that the Fox would need to manage the parking situation and the bollards and white lines encourage more considerate parking in the village.  51. Given the very high level of interest in the village around the issue of parking, it was agreed that the clerk should notify those on the village email list that the Parish Council response had been agreed and advising residents how they could comment on the CDC planning portal.  The meeting ended at 6.45pm .  ………………………………..  Chairman  14 December 2023 |