

Gorsley & Kilcot Parish Council

Minutes of the Ordinary Parish Council Meeting

Held on Monday 4th October 2021 at 6:30pm in the Upper Room, Christ Church, Gorsley

Present:

Councillors: David Clough (Vice-Chairman), Steve Excell, Graham Price, John Barker and Nigel Poole

Officers: Arin Spencer (Parish Clerk and RFO)

In attendance: None

In the absence of Chairman Nigel Warwick, Vice-Chairman David Clough chaired the meeting.

90 Apologies for absence were received from Cllr Nigel Warwick.

91 There were no declarations of interest or requests for dispensation.

Planning

92 Members were asked to consider and comment on the following planning applications:

- a. Box Bush Farm, Oxenhall Lane, Gorsley ([P1467/21/FUL](#))
Erection of new 2 bed dwelling with attached stables and associated works. Demolition of existing stables/barn.

Members raised the following points during discussion of this application:

- The intended use of the dwelling is not clear.
- If a separate dwelling, then Council would object as this conflicts with FoDDC planning policy.
- If the application ties the new dwelling to the occupation of the dwelling, then members would have no objections.
- Members wanted to know the reason for the annex not being physically attached to the primary residence.

Resolved: To object if occupation of the dwelling is not tied to the primary residence and to ask why the proposed annex is not attached to the main dwelling.

- b. Marshall's Meadow, Kews Lane, Kilcot, Newent ([P1500/21/FUL](#))
Erection of a general purpose agricultural building.

Following discussion of the application it was **resolved** to comment as follows:

Gorsley & Kilcot Parish Council does not object to agricultural activity on the site but doubts its commercial viability and wishes to highlight the following points:

- Despite the covering letter stating this is an egg laying and chick rearing enterprise, supplemented by sheep, there is no evidence of any form of business plan.
- The application states that foul sewage will be disposed of by 'other' means, full details of which need to be provided. If, as has previously stated, the site needs to be manned on a daily basis, it would seem reasonable to assume that the mess room will include some sort of toilet facility. It is also inconceivable that any agricultural activities that take place on the site will not create grey water and neither can be allowed to soak into the ground given the site's proximity to a watercourse.

- If planning permission is to be granted, it needs to be conditional on the installation of a recognised means of dealing with sewage, not least because of the proximity of the site to a watercourse.
- It is not clear from the block plan if the hardstanding includes parts which are required to be removed as a result of the enforcement appeal. If planning permission is granted it must be conditional on the requirements of the enforcement appeal decision being met in full before any new work commences.

c. Land off Kempley Road, Lower Orchard, Gorsley ([P1597/21/FUL](#))
Erection of a detached dwelling with associated garage, parking and access.

Following discussion of the application it was **resolved** to comment as follows:

Gorsley & Kilcot Parish Council wish to take issue with two statements relating to this application.

Firstly, the Design and Access Statement:

- 5.2 refers to this as a replacement dwelling which suggests the proposal is replacing a previous structure on the site. This is not correct, in living memory it has always been an agricultural paddock.

Secondly, it is stated that the parcel of land was included in the 2020 SHELAA:

- Saying the proposed site neighbours an existing development suggests there has been recent development nearby. This is incorrect. The site actually shares a boundary with a site where a similar proposal was refused in recent times.
- The parish of Gorsley & Kilcot, designated a 'settlement without boundaries' and classed as open countryside, receives protection from development by a combination of policies in the Core Strategy.
- There is a policy presumption that most kinds of development should not take place in these settlements, barring certain exceptions.
- It appears that this application does not fit with such exceptions and is therefore at odds with planning policy regarding development in open countryside.

93 **Resolved** that the next Parish Council meeting will be held on Monday 1st November at 7:30pm in the Upper Room, Christ Church, Gorsley.

With no further business the meeting was closed at 7:10pm.

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Signed (Chairman)

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Date: