**MINUTES OF A MEETING OF THE**

**CAM PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE HELD ON**

**WEDNESDAY 12 JULY 2017 AT 6.30PM AT CAM COUNCIL OFFICE, 4 NOEL LEE WAY**

**PRESENT:** B Whatling (Chair), T Grocutt, F Dowsing, J Douglass, C Carter, S Angell, M Grimshaw
 **APOLOGIES**: M Clifton, B Tipper

**IN ATTENDANCE:** J Walkley (Deputy Clerk), 1 reporter, 14 Members of public, 4 Land Owners

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1. **To Receive and Accept Apologies for absence**Apologies were recorded and agreed as above
2. **To Receive Declarations of Interest or requests for dispensations**SA – Pers Interest – 4 Upthorpe
SA – Pers Interest – Cam Hopton School
3. **To receive any questions, statements or submissions from members of the public in attendance**Resident raised concerns over 88/90 High Street.
Request for adequate on-site parking, No overlooking issues and creation of a development which is in-keeping in the area.
4. **To Approve and Sign Minutes of the meeting held 14th June 2017 as a True and Correct Record**The minutes were signed as a true and correct record
5. **To Note any Matters Arising from the Minutes and Not Covered by Agenda Items, for Information Only.**None raised
JD arrived at the meeting 6:50pm
6. **To receive presentation from Vision Mill Architects regarding 88/90 High Street, Cam and agree response**

3 representatives attended the meeting to give a presentation of the forthcoming application following withdrawal for the High Street. Concern was noted regarding:

Lack of car parking on site
Ecology and wildlife habitats
Rubbish collection at front of site and insufficient turning corner for collections

Drainage issues and run off into the river

Access road into the site and visability

The chairman thanked Vision Mill for attending the meeting.

1. **To receive presentation regarding Cam Pitch application, cam and agree response~**Landowner/developer from Cam Pitch attended to give presentation and answer questions regarding application number S.17/1251/FUL. Concern was once again raised regarding insufficient parking on site, concern about access onto the main A4135 at the current speed.
2. **To discuss new planning applications in the parish and agree observations:**

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| **S.17/1330/FUL** | **Unit A1 Draycott Business Park, Cam, GL11 5DQ** | **Extension of existing industrial unit to provide more work space and storage** |
| No Observations |
| **S.17/1282/LBC** | **9 Church Road Cam, GL11 5PJ** | **Various internal and external alterations.** |
| No Observations |
| **S.17/1366/OUT** | **Land North West of Box Road, Cam, Gloucestershire,** | **Outline permission for up to 90 residential dwellings with public open space, landscaping, Sustainable drainage system (SuDs), additional parking facilities for Cam and Dursley Railway Station and vehicular access point from Box Road. All matters to be reserved with the exception of the main site access.** |
| OBJECT – Cam Parish council would like to request that the application is refused as the site is outside the defined settlement limit and is not defined within the local plan. Areas of concern noted also include flooding and drainage, environmental issues and access issues onto site and Box Road as well as the impact on the A4135 at High Street and the Cam Pitch roundabouts. Cam already has accepted a strategic site of 450 homes plus numerous other developments across the parish and considers that further development within the parish at this location would have a detrimental impact. |
| **S.17/1381/HHOLD** | **36 Ryder Close Cam, GL11 5SG** | **Erection of replacement conservatory.** |
| No Observations |
| *SA left the meeting at 8:40pm* |
| **S.17/1324/FUL** | **Land At 4 Upthorpe, Cam,**  | **Erection of a single storey dwelling** |
| OBJECT – Concerns were noted regarding increased traffic at the access, parking location in relation to the home and well used resident walkway not shown on map. |
| **S.17/1315/HHOLD** | **11 Stonelea Cam, GL11 6LG** | **Single storey side extension. Flat roofed rear bedroom. Dormer.** |
| No Observations |
| **S.17/1251/FUL** | **Plot 3 Land Adjacent To 16, Cam Pitch, Cam,**  | **Erection of new dwelling with associated works to include formation of revised parking and turning area for existing dwellings.** |
| OBJECT - Detrimental to highways safety contrary to policy ES3. The application is on a steep high within a 40mph zone and it is believed that safe sight lines cannot be achieved adequately. The increase in the amount of traffic entering and exiting this site would not be acceptable and would cause delays and exasperate traffic concerns with a well-used bus stop directly opposite and further below the site. The development is considered to be out of scale and density, with inadequate amenity space. Parking space allocation is insufficient and below requirements - evidence from evolving NDP suggests Cam is heavily dependent upon cars. |
| **S.17/1235/FUL** | **Land At 6 Westend, Cam,**  | **New dwelling and garage with access road widened (re-submission of withdrawn application S.17/0240/FUL)** |
| No Observations |
| **S.17/1124/FUL** | **2 Woodfield Road Cam, GL11 6HE** | **Demolition of existing garage, erection of three new dwellings and refurbishment of existing house** |
| Contrary to policy ES3, a development of three homes in this location would have a detrimental impact on highways safety. This location is on a 40mph road very close to roundabout which has been identified for increased capacity when the strategic development is delivered in Cam. It is also very close to pedestrian crossing/ lights. The application is considered to be over development of a site contrary to policy HC1. |

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1. **To note further applications in the parish (for reference only)**Bottom of Form

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| **S.17/1396/VAR** | **Land At Woodfield Road, Cam,**  | **Variation of condition 2 (approved plans) of permission S.17/0263/FUL (revise front elevation)** |
| Noted |
| **S.17/1029/DISCON** | **Land At 24 Ryder Close, Cam,**  | **Discharge of conditions 4, 5, 7, 9, 10, 12 and 14 of permission S.14/1656/FUL.** |
| Noted |

1. **To note road work/closures/diversions and agree actions**

None raised

1. **To note Planning Training opportunity with GAPTC and agree attendees**Noted – No attendees
2. **To receive request from Amey Highways to complete Survey for Town and Parish councils. Discuss and agree response.**Deputy Clerk/Cllr B Whatling delegated to respond.
3. **To receive information regarding Stroud District Councils Strategic Assessment of Land Availability (SALA) and agree any actions**Request for future agenda item.
4. **To receive request for dog waste bin at Box Road and agree further actions**Investigations to be sought with regard to emptying of bin. Delegated authority to £250 to deputy clerk for purchase andinstallation of new rubbish bin at Box Road should this be achieved.
5. **To discuss and agree response for Cam Hopton School for use of temporary portacabin on car parking area at Hopton Green.**
It was AGREED that permission for the portacabin would be acceptable at Hopton Green on the car parking spaces but request that any damage to other grassed areas should be avoided.
6. **To note planning decisions made in the parish**

As distributed

1. **To note new appeals or appeal decisions made within the parish**Appeal dismissed for 63 Shuthay Drive, Cam
2. **To discuss issues regarding highways, paths, verges and hedgerows and agree any actions**None raised – request to contact the office
3. **Any other Planning & Highways Matters for information or referral only**Cllr Grimshaw requested maintenance work to wrought iron benches. Costings to be sought and added to next meeting.

With no further business, the meeting was declared closed at 9:23pm.