

**CAM PARISH COUNCIL**

**MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE ON WEDNESDAY 2ND AUGUST 2023, AT 6.30PM AT CAM PARISH COUNCIL OFFICES, 4 NOEL LEE WAY, FOR PURPOSE OF TRANSACTING THE FOLLOWING BUSINESS**

Present: M Grimshaw, D Andrewartha, B Tipper, M Morton, J Fulcher, T Munns

Apologies: G Gough

Absent: B Walker

In attendance: J Walkley Clerk/RFO, 1 MoP, Cllr M Clifton

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***Cllr Andrewartha opened the meeting at 6.30***

1. **To receive apologies for absence**Apologies were received and recorded as above
2. **To Receive Declarations of Interest and Requests for dispensations**None received

***Cllr Grimshaw arrived and took the Chair at 6.32***

1. **To receive any questions, statements or submissions from members of the public in attendance**Resident in attendance highlighted concerns on the closure of Box Road. Clerk gave assurance that the works had been questioned with Severn Trent and was reassured the process as it is confirmed is essential works with no alternative options.   
   Speedwatch due to attend Upthorpe shortly, delays due to the road closures.   
   Council was commended for their support on the Bowers Leaze refusal.
2. **To Approve and Sign Minutes of the meeting held July 2023 as a True and Correct Record -** The minutes were signed as a true and correct record
3. **To Note any Matters Arising from the Minutes and Not Covered by Agenda Items, (for Information Only).**   
   Request for committee membership to be attached to the summons
4. **To agree observations for new planning applications in the parish**

**Resend additional objection notes and add additional.  
\* Revised application for Draycott S.21/1875/OUT** | Hybrid application for residential development up to 795 dwellings comprising of 231 dwellings of a full application and remaining balance of up to 564 dwellings as an outline planning application, with supporting infrastructure and enabling works including: new vehicular access off the A4135, public open space, landscaping and drainage infrastructure. | Land West Of A4135 Draycott Cam Gloucestershire.

OBJECTION - Additional Planning Objections

**Revised application for Draycott S.21//OUT** | Hybrid application for residential development up to 795 dwellings comprising of 231 dwellings of a full application and remaining balance of up to 564 dwellings as an outline planning application, with supporting infrastructure and enabling works including: new vehicular access off the A4135, public open space, landscaping and drainage infrastructure. | Land West Of A4135 Draycott Cam Gloucestershire

**Cam Parish Council wishes to OBJECT to the revised application** as previously noted and attached again for your information but wishes to make the following comments to accompany our objection.

The Parish Council strongly supports the need for a new school on the site and would request S106 should be agreed to confirm this requirement as utmost importance. The need for affordable housing was highlighted, the classification of affordable homes we would request to be all rented and confirmation should be sought for S106 to ensure this.

Re-iterating again the importance of the improved direct access to the jubilee field as sports provision and public play space and sufficient car parking spaces. Request for delivery of MUGA and car park as S106 provision as identified need in the community.

The density report attached to this objection identifies clear calculations of delivered sites in the parish, it is strongly believed that these proposals would create a development with a density which would not be in keeping of the Cam parish and would therefore be unacceptable as evidenced within our NDP.

Doctors & Dentists struggling with waiting times and the requirement for improvements should be prioritised.

The Net Biodiversity Gain should be a minimum of 10% as per the current requirement (march 2023). Concern over lack of evidence regarding protected species believed to be on site.

Heritage Tree programme should seek to retain veteran trees and adjacent hedgerow wherever possible with expert monitoring and where not possible to retain, be replaced in alignment with Cam Neighbourhood Plan. Similar attention should be paid to the area identified within the ecology report providing suitable habitat for Great Crested Newt before and during development.

No Play areas provided (NEAPS and LEAPS) on application, insufficient space provided for existing community without additional as identified in SDC Open spaces report.

Loss of Public rights of way across open fields and no information for re-routing or retention plans.

Adoption of all roads should be considered and the safe route of access for children attended the school should be high priority when designing the development. The road network should be created to supply suitable and safe crossing points with parking restrictions enforceable. Cam Parish Council would like to request that all Reserve Matters are presented to DCC Committee for consideration and wishes to request that members of the parish council are included in the consultation progress prior to approval of such matters to obtain their input.

* [**Erection of a single storey rear extension.**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RYAJOAPNKTW00&activeTab=summary)  
  8B Westend Cam Gloucestershire GL11 6JD - Ref. No: S.23/1473/HHOLD  
  No Observations
* [**Erection of a side-link extension, replacement roof and installation of photovoltaic panels and air source heat pump. Part-garage conversion.**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RY1EHIPNKL200&activeTab=summary)  
  21 Alexandra Close Gloucestershire GL11 4GN - Ref. No: S.23/1452/HHOLD   
  No Observations
* [**Erection of a garden room (retrospective). Resubmision of S.20/2638/HHOLD.**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RXXKX0PNKDR00&activeTab=summary)  
  32 Draycott Cam Gloucestershire GL11 5LL Ref. No: S.23/1420/HHOLD

No Observations - Pleased to see the reduction in size from original application

* [**Change of use of agricultural land to residential (retrospective). Resubmission of S.22/2094/FUL and S.21/3056/FUL.**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RXSGB0PN0DB00&activeTab=summary)  
  Land Adjacent To 28 Upthorpe Cam Gloucestershire Ref. No: S.23/1411/FUL  
  No Observations

1. **To receive report regarding attendance at SDC DCC Committee (Cllr Andrewartha/Gough)**Cllr Andrewartha reported back following attendance at the DCC committee at SDC last week. The outcome of refusal for the Bowers Leaze site was welcomed. It was a unanimous decision agreed by all members and officers that the development was acceptable in the location. Cllr Chris Evans was commended on his support.
2. **To note decisions in the parish - Noted**[**Discharge of condition 11 (badger survey) from application S.22/0117/OUT.**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RXFHWBPNJVW00&activeTab=summary)  
   Indoor & Outdoor Tilsdown Gloucestershire GL11 5QH  
   Ref. No: S.23/1359/DISCON  Status: Permitted  
     
   [**Addition of steps to footpath within public open space adjacent plot 123 (amendment to S.20/0731/FUL)**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RXBU8QPNJPO00&activeTab=summary)  
   Parcel H1 Box Road Cam Gloucestershire Ref. No: S.23/1340/MINAM  Status: Refused  
     
   [**Addition of steps to footpath within public open space adjacent plot 123 (amendment to S.20/0731/FUL)**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RXBU8QPNJPO00&activeTab=summary)  
   Parcel H1 Box Road Cam Gloucestershire Ref. No: S.23/1340/MINAM - Status: Refused  
     
   [**Non-material amendment to S.18/2423/HHOLD - Alteration to approved materials.**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RWYNTVPNJ8Q00&activeTab=summary)  
   9 Norman Hill Cam Gloucestershire GL11 5RG Ref. No: S.23/1288/MINAM - Status: Application Approved  
     
   [**Erection of two storey and single storey rear extension & insertion of side windows**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RVVP1KPN0DB00&activeTab=summary)  
   6 Knapp Lane Cam Gloucestershire GL11 5LS Ref. No: S.23/1140/HHOLD - Status: Permitted  
     
   [**Replacement side extension and front porch extension**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RV9RA7PNHF400&activeTab=summary)  
   38 Quarry Gardens Cam Gloucestershire GL11 6HW Ref. No: S.23/1050/HHOLD - Status: Permitted  
     
   [**Demolition of garage and erection of a detached dwelling.**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RV5P29PNH7H00&activeTab=summary)  
   72 High Street Cam Gloucestershire GL11 5LH Ref. No: S.23/1025/FUL - Status: Withdrawn  
     
   [**Erection of side extension**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RUOX2NPNGN500&activeTab=summary)  
   12 Millway Cam Gloucestershire GL11 5RA Ref. No: S.23/0970/HHOLD - Status: Permitted  
     
   [**Erection of two agricultural barns**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RU2OXBPNG0Q00&activeTab=summary)  
   Newlands Farm Farfield Cam Gloucestershire GL11 5HE Ref. No: S.23/0915/FUL: - Status: Refused  
     
   [**Discharge of Conditions 12 (location of fire hydrants), 15 (Updated Drainage Strategy Document showing amended site entrance position), 16 (Updated SuDs Maintenance Document showing amended site entrance position) & 19 (Updated Ecological design Statement showing amended site entrance position) of permitted application S.22/1238/VAR**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RTPQB1PNFP900&activeTab=summary)  
   Land Adjacent To Box Road Cam Gloucestershire GL11 5DJ  
   Ref. No: S.23/0865/DISCON - Status: Permitted  
     
   [**Outline application for the erection of up to 26 dwellings (all matters reserved except access) & associated infrastructure.**](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=RKQ88APNL7J00&activeTab=summary)  
   Land At Bowers Lea GL11 5PR  
   Ref. No: S.22/2406/OUT -  Status: Refused
3. **To note appeals or appeal decisions made within the parish.**No Appeal information
4. **To receive invitation for SDC Planning Strategy and Development Management training on Wednesday 13 September, 6-7.30pm and agree attendance**Invitation received but noted the clash with Planning & Highways meeting. Discussions took place regarding moving the meeting but it was AGREED that Cllr Morton should attend the training and report back.
5. **To receive monthly report for bus shelters/benches and agree actions**Monthly reports had been circulated, no issues raised from the handyperson. Clerk chasing up a number of issues regarding cleanliness with contractor, work to be completed under handyperson contract**.**
6. **To review budget - July 2023 and agree actions for priority projects**  
   An up to date budget was presented to the committee for review. No comments noted.

Budget Spent Balance

Bus Shelter 1500 0 1500

Footpaths 1000 0 1000

Highways Support 2000 833.67 1166.33

Street Furniture 3000 0 3000

Planning Support 1000 983.33 16.67

**Priority Projects**

* Street signs Village Gateway signs
* Blue heritage signs Jubilee Tree interpretation
* Tree TPO’s Cam Peak Toposcope
* Footpath improvements Heritage bench repair
* Animated trail with QR codes

1. **To agree bench restoration projects for Hopton Green and Jubilee Tree**The Clerk reported to committee that there have been issues getting quotes due to specialized work. It was AGREED that the Clerk should strive to obtain a further third quote but to accept 2 quotations should this prove impossible.   
     
   Specification – powder coated black with untreated oak wooden slates.

Budget £2k – Delegated to Clerk/M Grimshaw

1. **To consider documentation regarding housing numbers in Cam and agree actions**

[*Monitoring | Stroud District Council*](https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/monitoring)

In preparation of the Bowers Leaze application, the Clerk obtained information from SDC (link above) regarding housing numbers in Cam for the past few years. It was AGREED to review these statistics in view of the expected number of housing to ensure that the parish gains the infrastructure it requires.  
  
It was RESOLVED to suspend standing orders in order to complete the meeting.

1. **To note road closures and roadworks in the parish**[**https://www.gloucestershire.gov.uk/highways/roads/roadworks/**](https://www.gloucestershire.gov.uk/highways/roads/roadworks/)Noted
2. **To receive update regarding buses and public transport and agree actions**The Clerk reported that she had attended a shuttle bus stakeholders meeting and the powerpoint presentation had been circulated to all members in advance of the meeting. The allowed budget of £11,500 for the tourism weekend shuttle bus had all been used and the service was not scheduled to receive any further funding therefore would cease from the end of August. The total running costs were £2800 per month and the amount of income received in total was £264.00. Total number of users 393 including 44% of non payers (concessions/WWT Staff). Further meetings have been requested by the delivering company and a press release will be issues shortly.New bus timetables from stagecoach Number 65 to be released shortly and promises additional links to the train station, pending the opening of Box Road.
3. **To discuss issues regarding highways, PROWs, footpaths, verges and hedgerows and agree any actions**None raised
4. **Any other Planning & Highways Matters for information or referral only**Telephone kiosk review

*Cllr Tipper left the meeting at 9.50*

Concerns over Post Office Closure and E Bike Hub – Contact to be made via Clerk for response.

With no further business, the meeting was declared closed at 9.56pm