

Signed.....
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**MINUTES OF CAM PARISH COUNCIL, PLANNING & HIGHWAYS COMMITTEE
HELD ON WEDNESDAY 9th APRIL 2025, AT 6:30pm
AT CAM PARISH COUNCIL OFFICE, 4 NOEL LEE WAY, CAM**

MEMBERSHIP: D Andrewartha (Chair), M Grimshaw (Vice-Chair), J Fulcher, M Morton, S Temlett, C Evans, R Green, B Tipper

PRESENT: M Grimshaw (Chair), C Evans, S Temlett, M Morton, J Fulcher,

APOLOGIES: D Andrewartha, R Green, B Tipper

ABSENT:

IN ATTENDANCE: Clerk, Projects Officer, MoPs x 3, Cllr Clifton, Cllr Fowler, Cllr Gough, Cllr Hamilton, 3 x representatives from Nexus planning.

Cllr Grimshaw opened the meeting and welcomed everyone present.

PH.24.120 To RECEIVE apologies for absence
Noted

PH.24.121 To RECEIVE declarations of interest and requests for dispensations
None.

PH.24.122 To NOTE any matters arising from the minutes and not covered by agenda Items, (for information only).

PH.24.123 To RECEIVE any questions, statements, or submissions from members of the public in attendance

MOP gave a presentation highlighting the main issues with the application for 73 houses on Tait's Hill. This application will be called-in to Development Control Committee. Chair RESOLVED to bring the agenda item on Tait's Hill forward

Cam Community Action Group has met with MP Simon Opher and provided him with a copy of Cam's open letter regarding the Local Plan. They have also asked questions to SDC regarding the traffic calming at Everlands and are pursuing this issue with GCC.

PH.24.124 To AGREE observations for large planning application on parish boundary

Outline planning application with all matters reserved except for access for residential development to provide up to 73 dwellings, public open space, community orchard, and associated access, vehicle parking, and drainage and landscaping works.

Land North Of Taits Hill Road Stinchcombe Dursley Gloucestershire

Ref. No: S.25/0447/OUT | Validated: Tue 25 Mar 2025 | Status: Awaiting decision

Committee RESOLVED to OBJECT to this application based on significant concerns related to highways safety, environmental impact, landscape preservation, and infrastructure capacity. Clerk will draft a detailed response recommending REFUSAL and send to Cllr Fulcher and Russell Legg for comment before forwarding to the Clerk and Cllrs at Stinchcombe.

PH.24.125 To receive presentation from Nexus Planning regards the development of Millfields parcels H3 – H6

Developers gave a presentation outlining the reserved matters for parcels H3-H6 of the Millfields Development. The discussions were positive but centred around the need for Bathurst Estates to be involved in order to progress the village centre concept.

Cllrs raised a number of queries as recorded in the application response below.

PH.24.126 To AGREE observations for new planning applications in the Parish

Application for approval of reserved matters (access, appearance, layout, scale and landscaping) for 56 dwellings, public open space and infrastructure from outline S.20/1116/OUT

Parcel H6 High Street Cam Gloucestershire

Ref. No: S.25/0393/REM | Validated: Wed 26 Feb 2025 | Status: Awaiting decision

Committee RESOLVED to SUPPORT this application with the following observation - the thoughtful integration of the 50-meter contour line and the green buffer zone within the proposed development demonstrates a commitment to sensitive planning. CPC urges the developers together with the land owners to enter into meaningful discussions around reimagining the employment allocations to make better use of this space.

Application for approval of reserved matters (access, appearance, layout, scale and landscaping) for 210 dwellings, public open space and infrastructure from outline S.15/2804/OUT

Parcels H3, H4 & H5 Box Road Cam Gloucestershire

Ref. No: S.25/0392/REM | Validated: Wed 26 Feb 2025 | Status: Awaiting decision

Committee RESOLVED - NEUTRAL with observations –

- It is noted that six self-build units in Parcels H1 and H2 have yet to be brought forward. The Committee recommends prioritising the delivery of additional social housing within these parcels, as there is greater identified need for affordable homes over self-build plots.
- During a presentation by Nexus Planning, it was confirmed that the access point onto the A4135 will be traffic light controlled. However, this is not currently reflected in the detailed junction drawings. The Committee requests that all relevant details, including signal controls, be clearly illustrated in future plan submissions to ensure transparency and public understanding.

- CPC request that an integrated pedestrian crossing is incorporated into the signal-controlled junction as a matter of road safety, accessibility and sustainability to ensure ease of pedestrian movement throughout the site and to access facilities in the surrounding area.
- Consideration should be given to the surrounding landscape and visual impact, particularly near the 50m contour line. The Committee recommends that properties along the perimeter of the site, especially those bordering elevated or sensitive areas, be limited in height through the use of lower-pitched roofs or lower-profile building types.
- CPC request an increase in the provision of 1- and 2-bedroom properties to better meet the needs of first-time buyers and residents wishing to downsize.
- The 3 & 4-bedroom properties should be of a suitable design where the third/ fourth bedroom is still an adequate size.
- CPC request that the white land be incorporated into its aspirations for a new village centre on site employment 2. CPC urges the developers together with the land owners to enter into meaningful discussions around reimagining the intended use of this space.
- The site seems unbalanced in its distribution of large and smaller homes. CPC recommends looking again at the street scene to ensure an even distribution of mixed tenures. Clusters of social housing should be dispersed.
- The inclusion of a roundabout within the internal layout of the development is unusual, especially a roundabout of this scale. The Committee would welcome clarification on the purpose of this design choice—specifically whether it is intended to facilitate public transport access.
- While the Committee supports the style and design of the proposed play area, it strongly recommends relocating it to a more suitable position — either further within the residential core of the development or towards the outer boundary where it adjoins the countryside. Its current location adjacent to the employment access road is considered inappropriate in terms of safety and environmental impact.

Erection of a single storey rear extension

54 High Street Cam Dursley Gloucestershire GL11 5LF

Ref. No: S.25/0607/GDPE | Validated: Thu 27 Mar 2025 | Status: Awaiting decision

Committee RESOLVED no observations

Conversion of an existing dwelling (Class C3) to a nursery (Class E)

Upper Knapp Farm Manor Avenue Cam Dursley Gloucestershire GL11 5JF

Ref. No: S.25/0575/FUL | Validated: Fri 28 Mar 2025 | Status: Awaiting decision

Committee RESOLVED no observations

Erection of a two storey side and single storey rear extension.

30 Nordown Road Cam Dursley Gloucestershire GL11 5RX

Ref. No: S.25/0529/HHOLD | Validated: Mon 31 Mar 2025 | Status: Awaiting decision

Committee RESOLVED no observations

Erection of a replacement single storey rear extension

25 Box Road Cam Dursley Gloucestershire GL11 5DJ

Ref. No: S.25/0448/HHOLD | Validated: Wed 19 Mar 2025 | Status: Awaiting decision

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Committee RESOLVED neutral with concern of the impact of the large windows overlooking on the neighbouring house should the fence be removed.

Replacement cladding to walls and roof of residential barn conversion permitted under Class Q ref: S.24/1970/P3Q

Field Lane Farm Field Lane Cam Dursley Gloucestershire GL11 5HU

Ref. No: S.25/0409/FUL | Validated: Fri 07 Mar 2025 | Status: Awaiting decision

Committee RESOLVED to SUPPORT this application

Erection of single storey rear extension.

33 Stonelea Cam Dursley Gloucestershire GL11 6LG

Ref. No: S.25/0395/CPL | Validated: Thu 27 Feb 2025 | Status: Awaiting decision

Committee RESOLVED no observations

PH.24.127 To NOTE decisions in the parish.

Noted. Committee were confused by the refusal of 16 Everlands

PH.24.128 To NOTE appeals or appeal decisions made within the parish.

Erection of 2m high slatted fence to front and side of property

18 Manor Close Cam Dursley Gloucestershire GL11 5JN

Ref. No: S.25/013/APPREF | Received: Mon 10 Mar 2025 | Status: Appeal Valid

Noted.

PH.24.129 To RECEIVE Project update and AGREE Actions

- Bus shelters

Invitation to tender deadline has now passed and Projects Officer will set up a working party to review submissions.

- Heritage Assets

Deadline date for all first draft nominations forms to be completed by Sunday 27th April. This will give us plenty of time to read through the forms ready for an initial review meeting on Thursday 29th May, 6pm at the council office. There will also be a presentation at the Annual Parish Assembly on Wednesday 28th May, 6pm

- Snickets map

Snickets map is complete. Projects Officer to set a date for a walkabout and launch.

- Village Centre Framework

Working party to finalise the specification is being set up - Please get involved if you have the time to commit.

PH.24.130 To RECEIVE monthly report and AGREE actions for

- Bus shelters

- Benches

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- **Street signs**
- **Litter bins**
- **Telephone kiosks**
- **Heritage assets**

Noted

PH.24.131 To RECEIVE information, DISCUSS issues and AGREE any actions relating to

- **Closures and roadworks** (<https://www.gloucestershire.gov.uk/highways/roads/roadworks/>)
- **Highways**
- **PROWs & footpaths**
- **Pavements**
- **Verges & hedgerows**

Noted traffic problems on A38 due to roadworks.

Slimbridge Parish Council have permission to introduce 30mph & 20mph zones in most roads in Slimbridge.

Cllrs requested a future project to look at no mow may and wildflower verges.

Cllr Temlett to look at the overgrown hedge on footpath CCA113 to see if it's been cut and report back.

PH.24.132 Any other Planning & Highways matters for INFORMATION or REFERRAL ONLY

Cllr Grimshaw and Cllr Morton will organise the flag for St. Georges Day.

With no further business to discuss, the Chair brought the meeting to a close at 21:15pm.