



CAM COUNCIL

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|--------------|---------------------------------------------------|
| Minutes of:  | Planning & Highways Committee                     |
| Date & Time: | Wednesday 14 <sup>th</sup> September 2026, 6.30pm |
| Location:    | Cam Council Office, 4 Noel Lee Way, GL11 5PS      |
| Signed:      |                                                   |
| Date:        |                                                   |

**MEMBERSHIP:** Chair – Cllr Grimshaw Vice-Chair – Cllr Green/ Cllr Walker  
Cllr Grimshaw, Green, Walker, Temlett, Rees, Dormer

**PRESENT:** M Grimshaw (Chair), S Temlett, T Walker, J Dormer, M Rees  
**APOLOGIES:** R Green

**ABSENT:**  
**IN ATTENDANCE:** Deputy Clerk, Cllr Howells, MOP x 9

**PH.26.062 RECEIVE apologies for absence**

Noted as above

**PH.26.063 RECEIVE declarations of interest and requests for dispensations**

None to note

**PH.26.064 RECEIVE any questions, statements, or submissions from members of the public in attendance**

- MOP spoke about incorrect signs in Chapel street, Littlecombe route, and CIL submitted.
- MOP wanted questions about highways answered. Questions about trigger points for crossings, lights, schools etc that was promised years ago that hasn't happened-why. Also questions about utilities and no communications between each of them. Emailed Clerk.
- War memorial concerns raised about educating children instead of relying on fencing off the area, and other ways of engaging with parents and providing other play areas.

**PH.26.065 APPROVE and sign minutes of the meeting September 2026 as a true and correct record**

Committee APPROVED the minutes with no issues to note.

**PH.26.066 NOTE any matters arising from the minutes and not covered by agenda Items, (for information only).**

**PH.26.067 AGREE observations for new planning applications in the Parish**

**Erection of up to 5 dwellings (Class C3)**

Land To North Of 19 Field Lane Cam Gloucestershire

Ref. No: S.26/1625/PIP · Validated: Thu 10 Sep 2026



To OBJECT this application based on Field Lane being a single track, narrow lane which leads to open countryside. Its existing rural character and limited highway capacity make it an inappropriate location for additional residential development and a small cul-de-sac.

The site has limited pedestrian connectivity, with a lack of footpaths linking it safely to the wider village and its services and facilities. The location would therefore encourage reliance on private vehicles and does not represent a suitably sustainable location for additional housing.

The proposal would extend residential development beyond the established built-up area of Cam and into the rural edge of the settlement. The Parish Council is concerned that allowing development in this location would establish a precedent for the gradual outward expansion of Cam, resulting in the incremental encroachment and erosion of the surrounding countryside.

The comparison made with a similar model in the submission is not valid and cannot be made against a completely different parish.

**Discharge part 1 of condition 33 (Ground Contamination, Controlled Waters &/or Ground Gas) from S.21/1875/OUT (appeal: APP/C1625/W/25/3366140).**

**Land West Of A4135 Draycott Cam Gloucestershire**

**Ref. No: S.26/1607/DISCON · Validated: Mon 14 Sep 2026**

None to Note

**Variation of the wording for conditions 12 (Highway Mitigation Tilsdown/Dursley Road) & 13 (Highway Mitigation Woodfield Road) from S.15/2804/OUT - amend delivery trigger and off-site highway works**

**Land North East Of Draycott Cam Gloucestershire**

**Ref. No: S.26/1564/VAR · Validated: Wed 09 Sep 2026**

Cam Parish Council (CPC) would like to begin this response by formally recording its disappointment at the submission of yet another variation seeking to dilute conditions imposed as part of the original planning permission. These conditions were imposed through the planning process for good reason: to ensure that the development is delivered to an appropriate standard and that the interests of the established community are properly protected.

It is deeply frustrating that, once again, the community is required to defend the protections secured through the original planning process. CPC considers that conditions imposed for the benefit of the community should not be progressively weakened simply because their implementation presents financial burdens for the developer.

That said, CPC recognises that there are some merits to examining the most recent data and some positive observations. These are considered below alongside CPC's concerns regarding the proposed variation.

### **Trigger points**

CPC OBJECTS to the proposed amendment to the trigger points.

The purpose of the existing trigger points is to ensure that the necessary infrastructure is delivered at the appropriate stage of the development, rather than allowing further homes to be occupied before the infrastructure needed to support them is in place. Given the scale of development already committed in Cam and the cumulative pressure this places on the local

highway network and other infrastructure, CPC does not consider it appropriate to delay or weaken these requirements.

The existing trigger points were introduced for a reason and provide an important safeguard for the local community and should not be diluted simply because delivery of the required infrastructure presents challenges for the applicant.

### **Traffic modelling**

**1)** CPC would like to raise a technical concern regarding the use of Box Road Avenue as a benchmark for trip rates. Box Road Avenue is a well-established residential cul-de-sac approximately 0.3 miles from Cam & Dursley station. Whilst CPC has not undertaken a detailed analysis of the travel characteristics of households, it considers there to be a clear risk in treating the travel behaviour of this

established community as a direct comparator for residents of the committed developments identified on page 6 of the Technical Note.

The last house sold on Box Road Avenue in 2025, with only 1 property sold before this in 2023. This indicates a well-established community, whose travel patterns and household circumstances cannot reasonably be assumed to reflect those of residents moving into the new builds. New residents may have materially different employment locations, household compositions and school travel requirements, all of which could influence trip generation and mode choice.

Some of the developments listed on page 6 are more than a mile from Cam & Dursley railway station. Distance from the station will clearly affect the likelihood of residents using public transport, so it is questionable whether these developments can reasonably be compared with Box Road Avenue, which is only 0.3 miles from the station.

CPC therefore considers that greater justification is required for the selection of Box Road Avenue as a comparator and for the assumption that the travel behaviour observed there can be reliably applied to the committed developments. The differences in location, age and nature of the development, resident profile and proximity to the railway station should be properly recognised when assessing the validity of the resulting trip-rate assumptions.

**2)** There is a particular issue with the limited number of committed developments listed in 3.9 a-f) on page 6 of the technical note as these 6 developments present only a fraction to the actual dwellings with planning permission granted within a similar period (2013-2015). For ease of reference, I have noted them below – please note this is not an exhaustive list.

### **Erection of 71 dwellings.**

#### **Land Opposite 6 Box Road Cam Gloucestershire**

Ref. No: S.13/0448/FUL ·

**Demolition of 2 dwellings and garage to enable 6 flats with associated parking and landscaping. Addition of a shower to the existing guest bedroom in the communal building.**

#### **22 And 23 The Corriett Cam Dursley Gloucestershire GL11 5TT**

Ref. No: S.13/1212/FUL ·

**Erection of a pair of semi-detached dwellings, garages and formation of new access.**

**16 Hicks Avenue Cam Dursley Gloucestershire GL11 5RD**

Ref. No: S.14/0951/OUT

**Proposed 2 semi-detached dwellings.**

**74 Woodfield Road Cam Dursley Gloucestershire GL11 6HF**

Ref. No: S.14/1595/FUL

**Erection of 2no. semi-detached dwellings with formation of new access and associated works.**

**Land At 24 Ryder Close Cam Gloucestershire**

Ref. No: S.14/1656/FUL

**Erection of two detached dwellings and garage.**

**24 Everlands Cam Dursley Gloucestershire GL11 5NL**

Ref. No: S.14/1657/FUL

**Erection of two semi-detached dwellings**

**Land Adjacent To 2 Hicks Avenue Tilsdown Dursley Gloucestershire**

Ref. No: S.15/2258/FUL

**Construction of new dwelling adjacent to 13 Springhill, Cam, Dursley.**

**13 Springhill Cam Dursley Gloucestershire GL11 5PE**

Ref. No: S.14/2168/FUL

**Proposed new dwelling.**

**Land Adjacent To 8 Spouthouse Lane Cam Gloucestershire**

Ref. No: S.14/1971/FUL

**Erection of dwelling, formation of access and demolition of existing shop.**

**16A Chapel Street Cam Dursley Gloucestershire GL11 5NU**

Ref. No: S.14/1830/OU

**Erection of dwelling**

**5 Upthorpe Cam Dursley Gloucestershire GL11 5HR**

Ref. No: S.14/1343/FUL

**Erection of single dwelling, formation of new access and associated works.  
(Revised drawings received 9.3.15)**

**Show more description**

**28 The Crescent Cam Dursley Gloucestershire GL11 5QS**

Ref. No: S.14/0917/FUL

**New dwelling**

**Land At 14 Woodview Road Cam Gloucestershire**

Ref. No: S.14/0727/FUL

**Proposed new dwelling.**

**2A Box Road Cam Dursley Gloucestershire GL11 5DJ**

Ref. No: S.14/0396/FUL

**Erection of 1no. dwelling in residential curtilage**

**Land At 22 Tilsdown Close Cam Gloucestershire**

Ref. No: S.14/0297/FUL

**Erection of a 4 bedroom dwelling.**

**24 Everlands Cam Dursley Gloucestershire GL11 5NL**

Ref. No: S.13/2326/FUL

This shows a further 91 consented dwellings which have not been considered as part of the comparison with Box Road Avenue. This also does not take into account the wider, large-scale developments planned for Cam. The resulting

impacts of which should not be underestimated, minimalised or excluded from this survey.

### **Condition 12**

With regards this proposed amendment, CPC would SUPPORT a redesign of this junction as traffic lights could potentially have a detrimental impact on the flow of traffic at inter peak periods.

However, CPC would ask that greater consideration is given to pedestrian movement across the roundabout. This is a prominent crossing point for school children and residents accessing services in Dursley. Pedestrian safety should therefore be a key consideration and included in the redesign work.

CPC would also strongly recommend the provision of clear and substantial road markings and signage to alert drivers that they are approaching a roundabout and should reduce their speed accordingly.

### **Condition 13**

CPC OBJECTS to the amendments suggested for this condition. CPC recognises the importance of green space and verges and will always seek to protect and enhance these vital wildlife corridors where appropriate. However, the heavy reliance on the protection of the verge in this particular case is both misleading and nonsensical as this condition seeks to improve the most significant through-route within the parish.

The focus should be on the wider function, capacity and safety of the road, and the cumulative impact that further development would have on this strategically

important route. Proper investment in, and future-proofing of, this route should be the primary objective.

Any resulting loss of a section of verge, or the short-term inconvenience associated with relocating utilities, is neither a valid reason to prevent the works from proceeding nor a material factor that should outweigh the long-term benefits of delivering the necessary infrastructure improvements to cope with the growing parish.

It is also worth noting that the loss of green space has not previously prevented the applicant from developing greenfield land on a significant scale compared to this.

In conclusion, CPC see this as another attempt to erode the planning obligations which have been imposed after careful consideration by the Planning Authority. Whilst evidence has been presented to support a review, it does not by default mean a reduction in the requirements.

### **Alterations to staircase position and addition of shutters and woodburning stove (retrospective)**

**The Old School House Cam Pitch Cam Dursley Gloucestershire GL11 5JX**  
**Ref. No: S.26/1545/LBC · Validated: Tue 15 Sep 2026**

Committee AGREE to SUPPORT

### **Division of existing dwelling into two dwellings (Class C3)**

**4 Draycott Cam Dursley Gloucestershire GL11 5LL**

**Ref. No: S.26/1534/FUL · Validated: Thu 17 Sep 2026**

Committee agree to support. Committee would like to note that they would expect any future applications allowing pedestrian and vehicular access to remain to both properties.

**Erection of three dwellings (Class C3)**

**Land East Of Draycott Cam Gloucestershire**

**Ref. No: S.26/1533/FUL · Validated: Tue 15 Sep 2026**

In May, P&H Committee RESOLVED to OBJECT to this application based on missing information on biodiversity, ecology and environmental impacts. Noted the value of this wildlife habitat which should be given priority as a river corridor. Concerns over highways arrangements and the resulting impact of the increase in volume of traffic on this limited access as well as surface water run off which will flow away from rather than into the river.

Some missing information has now been provided but arboricultural information submitted with the application is insufficient. The information provided does not support development on this site. The proposals would result in the removal of traditional orchard priority habitat, with the development causing direct loss and fragmentation of the orchard and increasing the risk of further long-term degradation through residential activity, lighting, pruning and garden management. Committee agree with Gloucestershire Wildlife Trust who consider replacement planting and off-site biodiversity net gain cannot adequately compensate for the loss of this existing priority habitat or its ecological continuity.

Concern remains around the valued wildlife site, especially when considering bats and the river corridor as well as increase in traffic and parking on an already congested site. Reports from Glos Wildlife Trust, Tree officer and BNG all echo the lack of information.

**Erection of an agricultural storage building.**

**Roys Barn Ashmead Cam Dursley Gloucestershire GL11 5HJ**

**Ref. No: S.26/1451/FUL · Validated: Tue 08 Sep 2026**

Committee AGREE to SUPPORT with the codicil that the building never have a change of use or sold separately in the future.

**Creation of a new vehicular access and front parking (retrospective)**

**3 Upthorpe Cam Dursley Gloucestershire GL11 5HR**

**Ref. No: S.26/1323/HHOLD · Validated: Thu 17 Sep 2026**

Committee AGREE to OBJECT based on report from GCC highways.

**Erection of a community building (Class F2).**

**Jubilee Playing Fields Car Park Everside Lane Cam Gloucestershire**

**Ref. No: S.26/1682/FUL · Validated: Mon 21 Sep 2026**

Remain NEUTRAL. Committee expressed concern over the lease time but respected the Full Councils previous process and decision around the lease time.

**PH.26.068 NOTE decisions in the parish.**  
See attached

**PH.26.069 NOTE appeals or appeal decisions made within the parish and AGREE actions.**

**Garden area used for storage of building materials for more than 10 years, use class B8. Resubmission of application S.25/1415/CPE.**



Show more description

Hengaston Farm Bristol Road Cam Dursley Gloucestershire GL11 5JE

Ref. No: S.26/033/APPREF

**PH.26.070 RECEIVE quote for road closure associated with Remembrance Sunday and AGREE actions and volunteers**

Remembrance Service - Sunday 8th November 2026 - 0900 – 1200

2 x Advance Warning Signs - £100.00 (£50.00 per sign)

Installation of Advance Warning Signs - £150.00

Road Closure / Diversion with 2 x TM Operatives - £695.00 per day

Committee resolved to ACCEPT the associated costs. Cllr Dormer will volunteer with road closure. MOP also offered to volunteer should we need extra help.

**PH.26.071 REVIEW proposals for railings to protect the War Memorial on Hopton Green, consider other options and AGREE actions**

MOP voiced opinions from the public forum earlier in the evening and re suggested play equipment on the green.

Chair requested an open meeting in November to discuss options, and it be on the next appropriate agenda after the meeting/consultation.

**PH.26.072 RECEIVE monthly report and AGREE actions for**

- a) Bus shelters
- b) Benches
- c) Street signs
- d) Litter bins
- e) Telephone kiosks
- f) Heritage assets

**PH.26.073 RECEIVE information, DISCUSS issues and AGREE any actions relating to**

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

**PH.26.074 Any other Planning & Highways matters for INFORMATION or REFERRAL ONLY**

To note the serious car accident along Cam high street on 8<sup>th</sup> October.

Cllr Rees has confirmed all signage on the bottom of Cam Pitch is appropriate according to GCC officer that has done a site visit after a previous accident there.

Meeting was closed at 9.01pm