

Beckford Parish Council - Planning Committee
Minutes of meeting held on
Monday 20th February 2023, 7.00 pm Beckford Village Hall

Present

Councillors: Diane Colvin, David Nicholds, Nettie Mantle, Anne Worrall

13 members of the public attended

1. Apologies

There were no apologies

2. Declarations of interest:

Councillor Nicholds excused himself from item 3 re the Beckford Poultry farm application.

3. To consider written requests from Councillors to grant a dispensation:

None submitted

4. To consider the following Planning Applications:

1. Application Number: W/23/00223PIP, Back Lane House, Back Lane, Beckford, TewkesburyGL20 7AF

Permission in Principle for the construction of 9 dwellings

The Parish Council object to this development for the following reasons:

1. Beckford is classed a Category 2 village but arguably should be a Category 3 given that it has poor public transport links, no medical facility, no grocery shop (the coffee shop doesn't stock a meaningful range of goods to be considered a shopping facility), no post office (financial access) or school.

2. The site is outside the GD 1 boundary and so is, in principle, is subject to an objection

3. Highways – the position has been plainly set out in the letter from WCC who consider the development unsustainable. In addition, the Parish Council support observations regarding site access in a narrow lane with many residents habitually double parking. Further, traffic volumes and speed are a concern, and the PC is cognisant of potential harm to pedestrians, cyclists and horse riders and is installing a Speed Indicator Device (SID) just before the junction of Beckford Close. This should be in place by the 1st March.

4. The risk of flooding in the area. The drainage engineer considers the risk of flooding low. There is significant contemporary digital evidence and oral history within the village that relates to the Carrant Brook, which floods the meadow to Back Lane Bridge and beyond. An annual occurrence which is both hazardous and leaves the area waterlogged. Additional buildings, therefore, loss of drainage area, may exacerbate the flood risk including the proposed site

5. The amount of development

The SWDP and the emerging SWDPR (which has been through substantive public consultation exercises) are directly relevant. Neither includes housing allocations for

Beckford. This will be because there are more sustainable sites around the County and because there is little demonstrable local housing need.

The limited housing need is further illustrated by the Feb-20 Housing Needs Survey report, which followed research undertaken by WDC across Beckford, Overbury, Conderton and Ashton-under-Hill. It received a response rate of 6.2%. It identified that 10 households across those parishes would have a different housing need within 5 years.

6. Construction traffic may compromise the integrity of the old railway bridge as well as causing difficulties/danger for residents.

7. The Parish Council at a recent meeting were made aware of the increasing number of sewage overflow incidents from the local sewage facility. This would seem to indicate that the current infrastructure is nearing capacity.

2. Application Number: W/23/00262/HP Sycamores, Main Street, Beckford, Tewkesbury.GL20 7AD

Alterations and extensions to existing dwelling, erection of a new detached hobby room and landscaping as approved by planning permission reference 21/01809/HP – Variation of condition 5

No objections to the change in the doors to oak and the decreasing the number of number of windows.

3. Application Number: W/23/00233/PIP, Beckford Poultry Farm, Ashton Road, Beckford, Tewkesbury., GL20 7AU

Permission in Principle for the change of use of the land to residential and the construction of 3 – 5 self-build houses.

The Parish Council have the following concerns:

1. Self-build tends to indicate that the type of houses would be family size rather than small houses for first time buyers and older people wishing to downsize from large family houses.

2. The access road from Station Road is regularly flooded after a period of heavy rain so traffic residential or construction would have to use the existing road past Low Cedar or the new approved road would need to be constructed before development to ensure access.

3. Permission in Principle had already been granted for 5 dwellings on one of the redundant poultry sheds in this area (Planning Ref: 20/0103/GPDQ) This application if granted would be an extra 10 dwellings and thus potentially 20 vehicles. Public transport cannot be considered regular as it runs only between the hours of 6.00am and 6.00pm Monday to Saturday between Tewkesbury and Evesham.

4. Station Road is a busy road that many vehicles turn into from the A46 and travel along far too quickly. The Parish Council has erected some village gates and is installing a Speed Indicator Device (SID) in order to slow traffic through the village.