

Beckford Parish Council - Planning Committee Minutes of meeting held on Monday 30th October 2023, 19.00 Beckford Village Hall

Councillors: Nettie Mantle, David Nicholds, Alison Cort, Mike Wing, Anne Worrall in attendance. 7 members of the public.

1. Apologies

Cllr Colvin

2. Declarations of interest:

None submitted

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

None submitted

4. To consider Planning Application Number: W/23/01725/FUL Properties 1-4 Sweden Lane Beckford Tewkesbury Demolition of existing buildings and erection of 8 dwellings with access to parking, landscaping, and associated works

Having heard representations from members of the public, the Parish Council debated the application. Whilst the principle of redeveloping the derelict site is welcomed, the prospective impact of the proposed high-density housing is not. The planned increase is well beyond that indicated in the SWDP and, if development is permitted at this level:

- (a) It can be expected to increase the risk of vehicle accidents: it will add the regular movements of more than a dozen occupiers' vehicles plus visitors and will materially increase the traffic on Sweden Lane and Blacksmiths Lane, both of which are in close proximity to a blind bend at the corner with Cheltenham Road. It is important also to note that all vehicle access to, and exit from, most of Little Beckford (ie Blacksmiths Lane, Sweden Lane and Western Hill Road must pass the site and navigate the blind bend.
- (b) The creation of substantive additional hard surfaces will increase rainwater run off in an already highly sensitive area where flooding regularly occurs in close proximity to the development site.

For these reasons, the Council OBJECTS to this development in its current form.

The Council also agreed to note in its objection the requirement for a construction management plan which ensures full access for local road users during the construction period whilst also protecting the green which runs along Sweden Lane by preventing its use as a temporary car park.