

HARESCOMBE PARISH COUNCIL

Tuesday 1st August 2023 - Draft Minutes of the Planning Meeting at Harescombe Village Hall to discuss planning application S.23/1441/P3R

Meeting commenced at; 7.00pm

Present: Cllr. Caroline Ractliffe (Chair), Cllr. Paul Richards (Vice Chair), Cllr. Kath Pritchard, Cllr. Bob Perkins

Minutes prepared by Mr. Simon Hale (Clerk). Seven members of the public present.

01/08.23 Public question time (15 minutes)

The members of the local community who were present at the meeting all expressed concerns in relation to the change of use from 'Agricultural' to 'Flexible' use, namely that of a café / restaurant as specified in the application. The feeling is that this change of use is a 'done deal' and likely to be agreed by planners with little room for considering the concerns of the local community at this stage.

A recent application for a wedding venue at the same site was withdrawn and it was stated that there was a fear that this new change of use application was the first step to creating a wedding venue by going along a different planning route. Additional concerns were voiced that this change of use application can be permitted within an AONB.

Councillors tried to reassure the members of the public that even if the Class R change of use was approved, there would need to be separate planning applications if there was a need to develop the site for some other commercial use.

Further concerns were raised about a footpath across land owned by the same landowner which had been blocked by crops and was unusable. Advice was given to contact GCC Highways, Public Rights of Way (PROW) team as they are the principal authority for public footpath issues. A further complaint was made that field boundaries had been moved to increase the size of garden area from what was, and still should be, agricultural land.

Parishioners were encouraged to make their own individual representations to SDC Planning Authority or GCC Highways PROW team as appropriate.

7.15 pm all members of the public left the meeting.

02/08.23 To receive apologies for absence

Council resolved to accept Cllr. Leeper's written request for approval of absence due to personal circumstances.

04/08.23 Members Declaration of Interest in agenda Items.

None declared.

05/08a.23 S23/1441/P3R. Hayes Farm, Harescombe.
PD - agricultural to flexible use
Description: Change of use for the Dutch barn to café / restaurant (Class E).
Standard Consultation expiry date – 15th August 2023

This application is for Class R Change of use from agriculture to flexible, potentially for use for a café / restaurant development for a location which, although just outside the parish boundary, will have a significant effect on those living within the parish of Harescombe. Councillors are aware of the previously withdrawn application for a wedding venue following local objections. The council strongly objected to this proposal prior to it being withdrawn.

It was accepted that, at this time, without specific plans to consider which would undoubtedly come at a later date, it was difficult to object when it appears that for this type of change of use application, the planning processes tends to favour the applicant. The council were sympathetic to the views which had been raised in the public participation part of the meeting.

However, many of the council's previous objections to the wedding venue still apply if this agricultural barn were to have a change of use from 'Agricultural' to 'Commercial', particularly with the declared intention of it becoming a café / restaurant. The objections made by councillors to the proposed change of use are as follows and these will be submitted as a formal objection through the SDC Online Planning Portal.

SDC Local Plan Policy CP3 – A hierarchy for growth and development across the district's settlements.

Section 2.77 - Very small settlements not mentioned in the settlement hierarchy will be treated as open countryside.

Harescombe is a very small settlement on the Gloucester fringe. Development here is restricted and should contribute to our community, not distract from its quiet and peaceful locality.

SDC Local Plan Policy ES3 – Maintaining quality of life within our environmental limits

Section 5 - Detrimental impact on highway safety

There is significant concern about the traffic impact on the village as the postcode for Hayes Farm is the same as for the centre of the Harescombe village location. Hayes Farm have established new entrances but the signage is poor. Consequently, traffic will come into the village causing congestion and inconvenience for all the community. This is a primarily a busy farming village with the movement of animals and farm traffic frequently moving around the area. The lanes are narrow with limited passing places.

GCC Highways have recently assisted with an additional passing place as traffic was unable to pass in the single lane carriageway. Vehicles passing in close proximity have driven into the drainage ditches and farmers are required to pull the vehicles out. Additional traffic will increase this risk and inconvenience. Furthermore, no consideration has been made for the footprint of the site for car parking which would have to be onsite as the narrow, single-carriageways do not lend themselves to use as a parking facility.

In conclusion, councillors from Harescombe Parish Council committed to representing the parish at the impending Haresfield Parish Council meeting regarding the same planning application.

~~CARR~~
28/09/23

06/08.23 Matters arising from the minutes not covered on the agenda

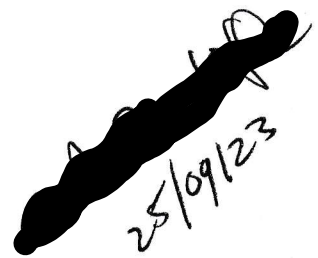
06/08a.23 The A4173 from Styles Lane to Brook Lane is suffering from hedgerow foliage encroaching onto the footway which can necessitate pedestrians having to enter the carriageway from the pavement. The problem continues around into Brook Lane. Clerk to inform GCC Highways.

06/08b.23 Some of the lanes within the parish do not have road name signs. This can cause difficulties for delivery drivers and emergency vehicles. It can also cause those in these locations to feel there is lack of identity. Clerk to contact GCC Highways to establish what the procedure and costs would be for signing these locations within the parish, and bring details to the next meeting to consider.

07/08.23 Date of the next Parish Council meeting

7.30 pm on Monday 25th September 2023 at Harescombe Village Hall

The meeting concluded at 7.55 pm.

 25/09/23