

CAM PARISH COUNCIL

**MINUTES OF A MEETING OF THE PLANNING & HIGHWAYS COMMITTEE HELD WEDNESDAY 21st SEPTEMBER 2011
AT WOODFIELD YOUTH & COMMUNITY CENTRE**

PRESENT: J Fowles (Chair), B Whatling, J Hudson, B Tipper

APOLOGIES: M Clifton, N Ledoux

IN ATTENDANCE: S Hanman (Clerk), J Walkley (Deputy) 8 members of the public

P.11.119. To Receive and Accept Apologies for absence.

Apologies as listed above were received and accepted

P.11.120. To Receive Declarations of Interest

None received

P.11.121. To receive any questions, statements or submissions from members of the public in attendance, or from any Councillor in respect of any agenda item in which he/she has a Prejudicial Interest

None received

P.11.122. To Approve and Sign Minutes of meetings held 7TH September as a True and Correct Record.

It was RESOLVED that the minutes be accepted as a correct record and signed by the Chair

P.11.123. To Note Matters Arising from the Minutes and Not Covered by Agenda Items, for Information Only

None raised

P.11.124. To Consider new applications for Planning Permission: -

The following applications were considered and observations agreed:

11/1682/FUL Land opposite 6 Box Road Erection of 71 dwellings

In order to have time to fully assess all the documentation associated with the application, and its local implications, and because the District Council was still in discussion with the applicants (which could result in an amended application), it was resolved to defer a final observation until the October P&H Committee meeting. However, the following interim comments would be forwarded to the District Council, to inform their discussions with the developer:

- 1) The major issues were considered to be that the site is outside the current settlement boundary, sustainability in terms of access to services, travel to school etc and the prematurity of the application in terms of the production of the Core Strategy.
- 2) Concerns on the detail of the proposals were as follows:
 - Highway issues - traffic generation, junctions between the development and Box Road and between Box Road and the A4135 – all were considered would be detrimental to highway safety given the amount of traffic that will be generated from this development
 - Parking – Parking spaces that would require reversing onto Box Road were considered to be detrimental to highway safety. There was concern that not all of the parking spaces shown on the layout would actually be accessible. It was felt that the on-site parking provision and site layout

would be likely to lead to increased parking on Box Road, which already causes problems and would be an additional hazard especially at peak times, given the additional traffic that will be generated.

- Access to schools and to other local services – It was felt that the distance of this site from the centre of the village and from local schools and services such as doctors and dentists would result in increased car use and thus mean that the site is not sustainable. This could be a particular problem also for the occupiers of affordable housing, who are less likely to have access to private transport and could therefore be isolated.
- Safe routes to schools – Although it appreciated that, at primary level at least, there is capacity in local schools, there was concern that there are no effective safe routes from this site to any of the local schools.
- High water table – In local experience, whilst the site is not flood plain, it does have a high water table, which could pose problems in construction and in land use etc

3) Section 106 – Were this development to be permitted, it was felt that the following would be relevant areas where S.106 contributions would be appropriate:

- Cam & Dursley Cycleway
- Contribution to providing for safer routes to schools – possibilities including a pedestrian crossing on the A4135, footbridge over the railway bridge
- Contribution to provision of recreational activities for young people – possibly either to the emerging South of Stroud Youth partnership for a co-ordinated local youth service provision, or to improved facilities at or access to the Jubilee Playing Field.

11/1694/VAR	25 Shuthay Drive	Erection of an conservatory
No Observations		
11/1703/HHOLD	12 St Georges Close	Front porch with dual pitch roof
No Observations		
11/1609/FUL	17 Rowley	Replacement of single storey extension with two storey extension. Replacement of existing rear dormer on 2 nd floor with 2 dormers on front roof slope. Resubmission of refused application S11/0762/HHOLD
11/1765/HHOLD	Tilsdown Cottage	Construction of a garden office and redevelopment of fence around north side of property.
No Observations		

P.11.125. To note decisions on diversion orders for public footpaths.
Received and noted

P.11.126. To note confirmation of road traffic order for parking and waiting restrictions at Draycott Business Park.

Received and noted

P.11.127. To note and comment on the study of cycling in Cam received from Stroud District Council

Although some of the measures in the report intended to improve conditions for cycling were supported, there was concern regarding others. This included traffic lights at Cam Pitch, which it was considered would increase congestion, which it was felt would also make conditions more unpleasant (and possibly less safe) for cyclists. The District Council would be asked to ensure that the Parish Council is consulted in detail on any policies developed as a result of this study, which was felt to show a lack of understanding of the area and existing traffic conditions.

P.11.128. To note and respond to request for support in changes in the planning procedure with major developments.

This request had come from a parish in another District, which was campaigning for a change in national policy. Although it was noted that at present Stroud District Council are arranging a visit for councillors/clerks when major developments are applied for, it was also noted that no financial contributions are made available to enable parishes to fully investigate the viability of these projects therefore it was suggested that a vote of support be emailed to the relevant groups to lobby for a change in the legislation.

P.11.129. Any Other Planning & Highway Matters for Information or Referral Only

None raised

The meeting was declared closed at 8.30pm.