



Re: PT16/6924/O – LAND NORTH OF WOTTON ROAD, CHARFIELD

The following are some notes made by the Parish Clerk during the recent meeting of the Development Control (West) Committee held on Thursday 27th July 2017 to discuss planning application PT16/6924/O – Land north of Wotton Road, Charfield. The Decision Notice of the DC Committee is not yet available on the SGC web site.

1. SGC still does not have a 5-year land bank, although progress has been made into achieving this. The Planning Officer talked about whether the lack of a 5-year land bank would weigh in favour of granting planning permission as per NPPF paragraph 14. However consideration must be given to whether permitting the development would give rise to significant and demonstrable harm to the community. At the end of the Planning Officers presentation she said that she felt the Warners Court development would give rise to significant and demonstrable harm.
2. The loss of agricultural land weighed in favour of refusal of the application, but it was not one of the primary reasons for refusal.
3. Highways England (HE) did have a Holding Order on applications because of M5 J14 issues, however this was removed in November 2016. Cllr. David Hockey was “shocked” that HE was being so short-sighted. It was incredulous to think that development in the area would not have a major impact on J14. He felt that HE was not considering the overall impact of ALL developments in Charfield, Thornbury and surrounding areas. He was of the opinion that HE was only considering individual applications and not seeing the bigger picture. Cllr. Hockey wanted it minuted as such and asked that HE be written to, to enlighten them.
4. Cllr. Hockey also felt that the safety of children and parents walking to school was being put at risk – “the safety of children is critical”.
5. Although the installation of a pedestrian crossing across the Wotton Road passed the safety audit, the Committee would have preferred to see more “connectivity” between the development with the opportunity for children to walk to school from the Warners Court site, through the Day House Leaze site and then on to school.
6. There was a need to protect that area of SNCI at the far end of the site.
7. OCH8 – still was awaiting the outcome of the Hearing. The developer would have to make contributions towards the improvement of the safety of this railway crossing – bridge or tunnel. This would be considered at Appeal.
8. The meeting was very well attended by Charfield residents, with approximately thirty present.

Paula Evans
Clerk
31st July 2017