

**Badsey and Aldington Parish Council  
Planning Committee 30<sup>th</sup> March 2020.**

Date:	Monday 30 <sup>th</sup> March 2020.
Time:	6.00pm.
Venue:	Meeting conducted by zoom.
Present:	Committee members: Mike Gwynn, David Webster, Mike Tennant, Phil Cordelle and Gary Bailey. and Mike Gwynn. No members of public attended. Clerk: Mrs Andrea Evans.

**Public Forum**

**Business transacted**

1. **Apologies for Absence-** Margaret Tyszkow.
2. **Declarations of Interest: None.**
3. **Minutes.** The minutes of 18<sup>th</sup> March 2020 were noted.
4. **The following planning applications were considered:**

4a	<p>Case No: W/17/01687/OUT</p> <p>Location: 10 Badsey Fields Lane, Badsey</p> <p>Proposal: Proposed new dwelling.</p> <p>Decision: Badsey PC objects to this application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The application statement says that the proposed dwelling would be on a plot comparable in size to existing dwellings in Badsey Fields Lane. This is demonstrably wrong. Most of the properties are substantial detached properties with gardens, garages and drives. The proposed house would have a detrimental effect on the street scene, with a number of houses crammed together with numerous vehicles parked outside without cover of hedges. Permission on the existing construction approved in 2019 did not allow for blocking of visibility splay, this application would do just that.</li> <li>• The statement says that the design affords adequate levels of sunlight and outlook to neighbouring properties. This would not be the case for no. 12, whose sunlight and outlook would be severely curtailed because the proposed design sets the house back (by virtue of narrowness of the site the house would long and narrow) so that it would overshadow and dominate a substantial part of no. 12's garden including the area closest to the back of the house.</li> <li>• The overhead photograph provided in the application misrepresents the current situation because it does not show the house nearing completion between no. 10 and no. 8 (17/01958) also built on land belonging to no. 10. The photo gives the impression of a large amount of space around no. 10 which does not now exist.</li> <li>• The photograph used, but also the location plan and the drawings misrepresent the true situation, especially as regards the parking possibilities: only by disregarding the verge can two cars be even possibly parked parallel to the lane in front of no.10. It is also the case that no.10 itself is a 4-bed residence and a new dwelling of the sort would require space for 3 cars - this was the case recently in Brewers Lane/St James Close. Overdevelopment of the site should be considered: not long ago this was a single Edwardian villa in a large garden; if this is allowed there will be FIVE houses on the site, and three of them will only have parking spaces in front (as of now designed for 7 cars), no appreciable space between them, no garages and no front garden space. There is also the issue of parked vehicles in front of the proposed dwelling and no.10 blocking the required visibility splay demanded by the consent in 2019 for the dwelling at the west end. Drawn boundary of site submitted shows the site down onto the Highway which suggests that the plot is large enough for this application, this is incorrect.</li> <li>• In the architects comments, it has been pre-empted that the application may be refused on page 8, section 15 where points have been justified and again in paragraph 14. In paragraph 16, reference is made to adjacent house no 10 but this is not suburban nor similar in scale or appearance. There would be no garden with this dwelling which is not in keeping with Badsey properties, ie. 3 houses with parking but no gardens.</li> <li>• The dwelling currently under construction on the site has been amended a number of</li> </ul>
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times since the original planning application frequently as a retrospective application and after Enforcement intervention, there are concerns that this would be the case if this application were to be approved.

- Badsey PC has requested that due to the inaccuracies of the application, the current Covid 19 situation which may not allow for a proper site visit and because the neighbour most affected by this application wishes to seek professional help in responding and as a site visit would not be possible for some time that the 21 day response period be amended until 21 days after the WDC planning process is operating normally again.

**5. To note the following decisions:**

5a

**Case No:** 19/02392/FUL

**Location:** Rocks Field, Offenham Road, Evesham.

**Proposal:** Proposed change of use of land to site ten static caravans with widening of access track and package sewage treatment plant.

**Decision:** Approved.

**6. Date of next meeting: TBC.**

DRAFT