

ALDERTON PARISH COUNCIL

CLERK: Tamsin James, 9 Bowler Road, Northway, Tewkesbury, GL20 8RZ

Tel: [REDACTED]

www.aldertonvillage.co.uk

18th July 2014

Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir/Madam

**Re: APP/G1630/A/14/2219972
Erection of 4 detached dwellings and associated works
Land Adjacent To Gretton View, Alderton, Tewkesbury, GL20 8TP**

Alderton Parish Council wish to submit further information regarding the above Appeal, as follows:

Planning History

Tewkesbury Borough Council incorrectly state in their 29.4.14 Committee Report, item 2.1 "*There is no planning history to this specific site*". Detailed below and attached are documents which illustrate that this is not the case:

1. In 1996 planning permission was granted for six dwellings under application 96/3790/1215/OUT. Attachment: plan of 96/3790/1215/OUT refers.
2. The above remained unbuilt but an additional area (which is the area now the area of the current application) was submitted as planning application 98/3790/0702/OUT. This was for 9 houses on the "slightly enlarged site". Attachments: Ian Murray letter dated 30.6.1998 and plan of current proposed development (Site Plan as Existing, August 2013) refers.
3. With reference to application 98/3790/0702/OUT the Planning Officer refers to a "slightly increased site area". This document also outlines the planning history of the site pre 1999. Attachment: 98/3790/0702/OUT Land opposite Brookside, Alderton, Tewkesbury, Glos refers.
4. Application 98/3790/0702/OUT was refused and went to Appeal but was dismissed. Attachment: copy of Alderton Parish Council minutes 23.3.1999 refers.
5. As a result of the dismissed Appeal six dwellings were built as modified under 99/3790/1366/FUL. Subsequently plots 5 and 6 were further sub-divided to make 8 dwelling via applications 02/3790/0396/FUL and 02/3790/0397/FUL. The site now being known as Gretton View. Attachment: copy of Tewkesbury Borough Council's letter dated 30.5.02 refers.

Highways

Gloucestershire County Council's Manual for Gloucestershire Streets, paragraph 5.38 Private Streets, recommends that private streets should serve no more than 6 dwellings. The Parish Council have already expressed concerns at the narrowness of the access road.

Additional dwellings on this site will only further exacerbate the present chaotic parking that spills out onto Dibden Lane at weekends. Objection comments already submitted by residents further highlight the difficulty in accommodating existing car usage.

Attachment: extract from Manual for Gloucestershire Streets, paragraph 5.38 refers.

Adjacent historic building – The Old Rectory

Alderton Parish Council wish to reiterate their concern that the intensity of the proposed development will significantly harm the setting of this listed building. Should planning permission be granted then the building and its setting will have been irretrievably damaged.

Planning Inspector's comments following Appeal APP/G1630/A/13/2209001
Land to the South of Beckford Road, Alderton, Tewkesbury

Alderton Parish Council wishes to draw attention to paragraph 76 of the above Appeal Decision that states that Alderton is not necessarily a sustainable location for further residential development:

"I understand the concern raised by APC that permitting this development may "set a precedent" for others. Let me make it very clear that my decision in this appeal should not be interpreted as a finding that Alderton is necessarily a "sustainable location" for any further residential development. Rather, any proposal for such development will need to be assessed on its own site-specific merits, in the context of the Development Plan and national policy then in place. Substantially increasing the number of dwellings in a settlement without proportionate increases in infrastructure, employment opportunities and other local services risks eroding community cohesion, and the fact that 47 dwellings have now been allowed on appeal will be a consideration to be weighed in the balance when considering any future proposals".

The Parish Council also wishes to point out that some of the information submitted by the applicant has been somewhat "opaque". For example, on the application form an answer of "No" was given to the question of "Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?". Trees that are the subject of tree preservation orders are quite apparent on the boundary of this site.

Similarly an answer of "No" was given to the question of "Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?". The Inspector appointed to this Appeal will see a significant amount of information has been requested, from the applicant, with regard to the water course which does actually exist on the site.

In conclusion, none of the serious concerns raised by both residents and the Parish Council have been addressed and resolved by the applicant.

Yours faithfully

Tamsin James
Clerk to Alderton Parish Council

4067
8 559ha
21-15

0056
1-361ha
3-36
Manor Farm
Nurseries

96/3790 /1215/OUT

4044
105ha
-26

4137
700ha
1-73



Y
 I
 W
 Rev - 4 DEC 1996
 Act
 App
 File

BOROUGH
TABLEMENT

1100
1-369ha
3-38

470
6-181
15-7

* COPY FOR Y.C. *



IAN MURRAY A.S.T.P.T.

TOWN PLANNING
&
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Nr. Tewkesbury, Glos. GL20 6DG
Tel & Fax: (01684) 294507
VMT No. 551 4603 63

30th. June 1998

Dear Mr. Shaw,

RE: LAND OPPOSITE BROOKSIDE, ALBERTON

You will recall that planning permission for the erection of six dwellings on this site was granted by your council on the 27th. May 1997 under Ref. 96/3790/1215/OUT. The approved scheme was designed entirely by your Conservation Officer and presented to myself and my client at a meeting in your offices three days before the committee meeting as a "fait accompli". Sadly, time has proved that the scheme does not work, for the following reasons:

- (1) The proposed estate road will not be adopted by the Highway Authority - it is not anywhere near their standards.
- (2) The garden sizes are miniscule in most cases, and potential developers have advised that the dwellings will be unsaleable.
- (3) Your council's own car parking standards cannot be met.


The only interest that has been shown in developing the land has come from builders seeking to construct three detached dwellings on the road frontage, without the consequent need for an estate road and associated infrastructure costs.

I.H. MURRAY D.P. MURRAY


However, I am aware that this is not what the villagers themselves would prefer. I also understand that occupiers of smaller dwellings are far more likely to play a role in supporting community facilities such as the school, pub and village shop/post office which I know is presently under threat of closure.

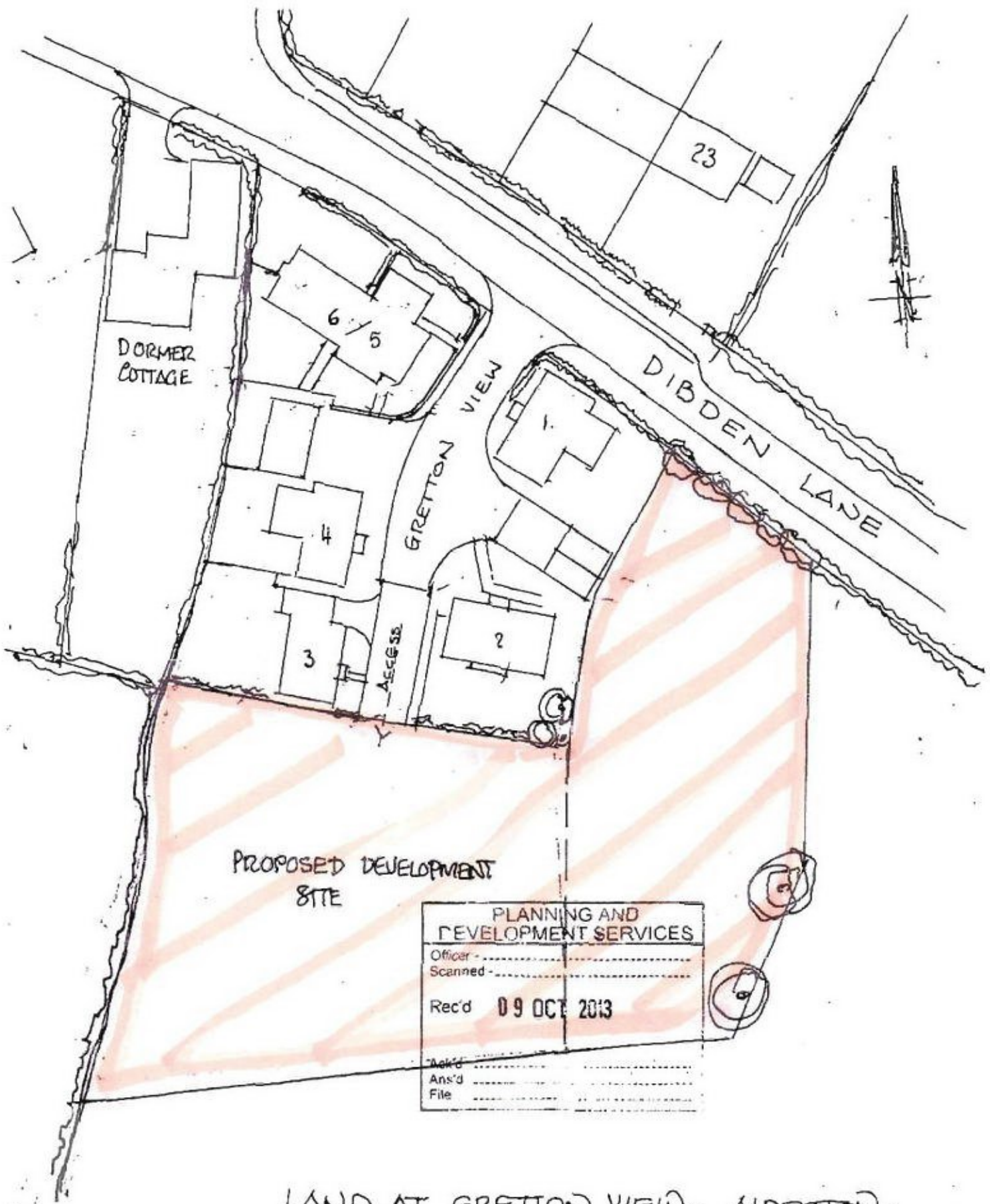
I therefore enclose an outline planning application for the erection of nine dwellings on a slightly enlarged site, but which better reflects the existing physical characteristics of the land. The residential boundary line proposed in the 1994 draft Local Plan was entirely arbitrary and traversed an open field. You will note from the enclosed survey plan and accompanying photographs that the site for the nine dwellings is enclosed by existing belts of trees and high hedges. It is fully acknowledged by my client that the house-types and architectural form of these dwellings will conform to the Design Brief previously prepared by your Authority.

Yours sincerely,



Ian Murray





LAND AT GRETTON VIEW. ALBERTON.
TEWKESBURY. GLOS.

SITE PLAN AS EXISTING.

1:500 AUGUST 2013.

13:1700: SPOIA

Dennis L Rayton tel 01242 620818