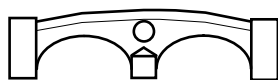


MAISEMORE PARISH COUNCIL



Clerk to the Council
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28th January 2019

Planning Application No. 18/01202/OUT - Part Parcel 3538 Church Road Maisemore Gloucester

Dear Helen

The council would like to object to this application.

Maisemore Parish Council held a public meeting on 26th January 2019 to hear the views of residents on this application. It was attended by 54 members of the public plus the 5 councillors. The attendees were asked for a show of hands at the end of the public participation, 27 showed against the application and 12 supported it, most of those who supported the application were associated with or related to the applicant or did not currently live in the village.

Having considered the points and concerns raised by those who attended, the Parish Council decided to object to the application. The Council feels that, if there is to be an officer recommendation, this application should be considered by the Planning Committee and not be decided using delegated powers.

The reasons for the objection are as follows, in no particular order.

- **Outside Development Boundary**

The application is sited on prime agricultural land outside the village development boundary. At the council meeting held on Monday 5th November 2018, this boundary was reaffirmed and submitted to TBC as part of JCS consultation.

- **Contrary to MPC Planning Policy.**

Maisemore's current planning policy states that it will not support applications for development that are:-

- Of a large scale where the proposed development is for 8 houses or more.
- Developments which are outside the village development boundary.

- **Sewage beyond capability.**

The sewerage network servicing Maisemore is acknowledged by Severn Trent in a presentation to the Parish Council 2014, to have insufficient capacity for current use.

Along the sewerage network in the village, the storm water drains link to the sewers - and, in the case of some older houses, there was never any separation. The result is that after any heavy or prolonged rain, the sewers are surcharged with storm water and raw sewage is visibly forced up through manholes at the lower end of the village - notably at the junction of The Rudge with the A417 and in the car park of the White Hart Inn.

The Parish Council has raised this matter with Severn Trent on numerous occasions and, along with residents, have provided photographic evidence of the sewerage being forced up, raising and dislodging the manhole covers and spraying onto the public footpath and road.

Severn Trent acknowledge that Maisemore sewers were "at capacity" and "hydraulically challenged" and advised the Parish Council that a replacement system for the village was not in their 10 year plan.

Further development would compound the already inadequate functionality of the sewerage network.

- **Service Village.**

The parish of Maisemore is classed as a service village and with the development of Rectory Farm and permitted development at Bell House Farm, the requirement for providing new housing in Maisemore as specified under the prevailing JCS has already been exceeded.

Maisemore cannot sustain further development for the following reasons:-

- **No Infrastructure.**

The parish has no amenities necessary to support any proposal to expand the community ie, no local shop or post office or GP surgery. No school or employment opportunities. An inadequate bus service and no service through the evening.

- **Access via Church Road.**

Parking along Church Road is a well documented problem. Vehicles regularly park on Church Road near the junction with the A417, causing a serious traffic hazard. Fortunately there have been no serious accidents yet, but parking at this point reduces the carriageway to a single lane, forcing vehicles using Church Road to access the A417 from the wrong side of the road with hazardous consequences. The problem is intensified for vehicles turning from the A417 into Church Road where the access is often obstructed causing traffic to halt their manoeuvre across the A417.

GCC Highways officers and County Councillor Awford have tried to find a solution but to date this highways issue has not been resolved. Increased traffic utilising Church Road from the proposed development will add further danger in this area.

Church Road is a well used lane, regularly used by large farm vehicles and is the designated access to The Steadings Business Park.

- **Negative impact on the village hall.**

The council is concerned as to the viability of the village hall should this development be permitted. The houses will form a significant barrier to the current open aspect of the Hall. Many of the lettings for social functions include the use of the open space to the north of the Hall for weddings etc. The view and outside facility currently afforded by the village hall will be compromised. This amenity and its location is an attraction to users.

- **Urban Design Officer Consultation Response**

The council fully supports the comments of the Urban Design Officer Consultation Response dated the 3.1.2019.

The Parish Council wishes to point out that there are many **omissions and factual inaccuracies** contained within the application.

- The applicant is not as named on the application.
- There is no footpath on the road despite there being 25 houses.
- Access to the village hall is directly where MUGA fence is sited.
- New road bridge over the stream is not mentioned and is outside the red line boundary.
- New road access would mean a footpath diversion would be required.
- The red line boundary on the location plan doesn't agree with the site plan along the length of the stream and the blue line boundary is missing.
- There are some substantial trees to the west boundary potentially affecting plots 17 and 19.
- There is a transmission line crossing the site affecting many of the plots (2, 3, 4, 5, 6, 7, 8, 17, and 18).

Yours Sincerely

Jacqueline Shields

Jacqueline Shields
Maisemore Parish Clerk.