

PRESTON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON THURSDAY, 22 JUNE 2023

PRESENT: Cllr Julie Tomblin (Chairman), Cllr Alan Stone, Cllr Nick Price, Cllr Helen Lynas, Cllr Alex Miles and Cllr Sue Cameron

Also: Naomi Bloomer (Cirencester Town Council), Martyn & Betty Beasley, Chris Sutton, Mike & Catherine Stamp, Mr & Mrs I Jones, Susan Hunt, Stuart McAllister, Jon & Ann Stockwell, Anne & Peter Miggins, John Dunkerley, Sue Gulliford, David & Caroline Rose, Jenny Edwards, Cllr M Every (CDC), Cllr L Spivey (GCC) and Mrs C Braidwood (Clerk)

1. **Apologies and Reasons for Absence**

Mr & Mrs A Warren

2. **Declarations of Interest & Code of Conduct**

2.1 **To Receive Member's Declarations of Interest in Items on the Agenda**

Cllr Price declared an interest as the owner of adjoining land.

2.2 **To Receive Updates to Members' Register of Interests** - None

3. **23/01597/OUT. Land West Of Kingshill Lane Cirencester Gloucestershire**

Residential development for up to 280 dwellings, associated works including infrastructure, ancillary facilities, open space, landscaping, and pumping station. Construction of a new vehicular access off Kingshill Lane (Outline application)

The Chairman explained the relationship between Pegasus and Robert Hitchens then the following points were raised by those present:

- The Bathurst development hasn't progressed as quickly as expected and, therefore the developer is claiming that CDC does not have its 5-year land supply in place. Expect that this will be the reason for appeal if refused.
- CDC is confident that it can meet this criterion.
- CDC's Local Plan has been adopted since the previous application for development on this site.
- Some objectors have highlighted the loss of the green gap including Cirencester Town Council.
- Many objectors live in Kingshill Meadow.
- The development would increase the volume of traffic cutting through the village from Fairford Road.
- There is no direct access between the proposed development and the schools at Kingshill.
- GCC's recommended route to school is via the tollbar and the road to Tesco that floods in winter.
- The developer still has no permission for pedestrians to cut through the Football Stadium site.
- There is disruption with any development. The outline application could be approved on condition that other matters are put in place.
- Any refusal must be robust enough and on strong planning grounds to be acceptable to a Planning Inspector should the applicant appeal a refusal from CDC.
- The Retirement Home at Siddington Park needed an attenuation tank to prevent overflow of the sewage system.
- There is a small pond which overflows into Churn, but it is on the other side of dual carriage way.
- CDC will need to consider the number of houses, the principle of development, policies in the Local Plan.
- The application is for outline only and, if passed will be followed by a detailed

- application.
- There is nothing about carbon neutral houses in the application.
- Suspect that this is a speculative application to get in ahead of the 5-year land review and for the site to be included in the Local Plan.
- CDC is currently carrying out a partial review of Local Plan and developing new policies.
- Confident has 5-year land supply and don't need to accept.
- The previous application was withdrawn.
- It is important to concentrate on planning reasons when objecting, mere quantity will not hold weight. Refer to the NDP so that Officers can use it as a reference.
- Cirencester is currently working on an NDP. Preston's NDP has been Made and is incorporated into CDC's Local Plan.
- If passed, the development will carry contributions to infrastructure determined by consultees such as GCC for Highways, Education etc.
- Developers have been known to claim anything to meet their objective and may continue to apply speculatively if this one is refused.
- NDP – refer to it in objection. Officer will use it as reference.
- Officers are not necessarily local and don't always understand local issues and how development will impact locally.

Cllr Miles showed those present how to respond to CDC using the online system.

It was agreed to make the following response -

The Parish Council strongly objects to this application for the following reasons:

- The development is not sustainable under the provisions of the spatial strategy of the adopted Cotswold District Local Plan 2011-2031.
- The site is not allocated for housing in the adopted Cotswold Local Plan 2011 - 2031 nor does it comply with DS4 Open Market Housing Outside Principal and Non-Principal Settlements and DS2 and DS3 that prohibits development outside the Cirencester Development Boundary. This is also included in the Preston Parish Made Neighbourhood Development Plan 2020 - 2031 which further states that "Any residential development in the parish will have minimal impact on the area's distinctive character and environment".
- CDC already has a 5 Year Housing Land Supply (5YHLS) and does not need to allocate this site for development.
- The site is currently for agricultural use and forms part of the unspoilt agricultural section of the parish which is the 'green wedge' described by the Local Plan: 'The 'green wedges' and views of (Cirencester) Parish Church tower, are characteristics of Cirencester when approaching the town from various directions (para 7.2.3) (Preston Made NDP para 59).
- This green gap also serves as an important buffer between Cirencester and Preston allowing each settlement to retain its own distinctive character and identity. The development would have an irrevocable and harmful impact upon the character of the village, its conservation area, and listed buildings.
- The proposals do not pay due attention to the needs of the existing and future Preston residents for adequate community infrastructure.
- The developer has made insufficient provision for pedestrians and cyclists to safely enter and leave the site proposing only one route via Kingshill Meadow estate. (Another is indicated on the plan via the Football Stadium, but no formal agreement is in place.) The only alternative route is via Kingshill Lane which has no footway or cycle way for its entire length and is only safe for vehicles to use. Therefore, the proposal does not comply with Policy INF3 and INF4 of the Cotswold Local Plan 2011 - 2032 and Policy 5 of Preston Made NDP 2020 - 2031.
- The volume of traffic on Kingshill Lane is already high, principally at busy time of the day when it is used not only for school traffic but also as a route between the A417 London Road and Cirencester Road. This results in the junction with Cirencester Road becoming particularly treacherous due to the speed of traffic coming out from Cirencester. Another 280 houses on Kingshill Lane will only increase the pressure especially as the access to Kingshill Lane from the site is only suitable for vehicles. To avoid Kingshill Lane, drivers will use the route via Witpit

Lane and through Preston village creating a traffic hazard there whereas the Vision for Preston 2031 states "There will be a reduction in traffic noise and the traffic speed and volume will be controlled through the village".

- The current water networks are unable to cope with such a development as confirmed by Thames Water. (We refer to the development at Siddington Park where a wastewater storage tank was installed under Enforcement ref 21/00060/BCN).

4. Any Other Urgent Business Not Included on the Agenda - None

5. Any Other Business - None

6. Date and Time of Next Meeting
Thursday, 6 July 2023 at 7pm in the Village Hall

There being no further business the Meeting closed at 19.14