

Minutes of Temple Guiting Parish Council

Planning Committee

Scheduled for Wednesday 24 March 2020 at 2.00 pm at Hyde Colt.

Held by email due to Government advice re: meetings during
Coronavirus emergency.

Comments received by email from: Michael Krier, Val Littlewood, Rajs Bovill, Kate Mather, Jayne Ewart-Perks

1. **Apologies for absence:** N/a
2. **Declarations of interest in items on the Agenda (Localism Act 2011):** None
3. **Planning applications**

Chairman Michael Krier prepared draft comments for both applications and circulated them for approval. The above councillors emailed approval to the Clerk.

Action: Clerk to post comments to the CDC planning portal.

[20/00727/FUL](#) Land parcel with building known as Hyde Colt, Colman, Temple Guiting, Glos. Proposed conversion of barn into 2 holiday let units and associated works. The following comments were approved:

Previous applications to convert this general storage building for residential and work-related residential use have been refused on Appeal in the past. Therefore Temple Guiting Parish Council objects to this application.

Unless the Planning Regulations have significantly changed, there can be no justification for this application to be permitted.

This is not a case of converting a redundant agricultural building to an alternative residential or small-scale commercial building. This building has been and is used for general storage with limited agricultural benefit.

This building is in a prominent and isolated position in the Cotswolds AONB. It is surrounded by open fields. It is visible from various directions, especially from the B4077 between Ford and Oathill Quarry and from the minor road between the B4077 and Temple Guiting.

Converting the building and using non-sympathetic materials is not compliant with expectations of the District Council and AONB and will increase its prominence in the landscape.

It is questionable whether the creation of two small holiday lets meets the need for more, and preferably low-cost, housing in the Cotswold District.

There is also concern about access. The current access to the site is from a narrow lane on the brow of a hill. This is not a problem with the current single and occasional access. The significantly increased frequency of access by multiple users will potentially create further impediment to the safety of traffic on this lane.

Signed

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Local residents have expressed concern that the proposed conversion to two residential units will result in further loss of water pressure and supply to a farm and houses.

[20/00620/FUL](#) (Retrospective) Gyting Broc, Barton, Guiting Power GL54 5UE. Proposed orangery and replacement outbuilding. The following comments were approved:

It is questionable whether this retrospective application to replace and extend the outbuildings close to the small house previously known as Moor Cottage should be permitted.

Had this been a normal application (not retrospective) Temple Guiting Parish Council would have objected in order to seek compliance with planning policies and requirements in the AONB.

The buildings are in a prominent position adjoining the unclassified road between Guiting Power and Temple Guiting. Whereas the cottage, built of natural stone with reproduction Cotswold roofing slates, is located well below the road, these buildings are almost at road level and close to the road. Because of the unsympathetic materials used there is no escaping their visual intrusion in this rural location within the Cotswolds AONB.

It is not clear from the application or indeed from viewing the partially completed outbuildings, whether or not these are designed for residential use. Any retrospective permission by CDC should not allow these buildings to be used for residential (ancillary or letting) purposes.

The next full meeting of Temple Guiting Parish Council has been scheduled for Monday 6th May, to include both the Annual Parish Council Meeting at 7.00 and the Annual Parish Meeting at 7.30. These are currently cancelled on Government advice during the Coronavirus emergency but may take place electronically on further advice.

Signed