

Planning Report 2014/2015

In the last year TTC have received a general flow of planning applications that went before the planning committee. These ranged from small to medium domestic extensions, one off houses and small developments. This Council year we have not received any applications for larger schemes, mainly as the number of allocated houses for Tetbury from 2011-2031 is 763 dwellings and 739 of these have already been permitted leaving only 27 new dwellings to be built over this plan period. The only application we received of this type was from Redrow Homes for 120 houses off Blind Lane (opposite SWR) but this was subsequently withdrawn.

The scheme for 25 houses at The Dormers was finally granted permission on December 10th last year, its worth noting this application and the permissions at Highfield Farm (250 houses) and Bath Road (39) were all outline applications which merely grant permission for the principle of residential development on these sites. We as a planning committee are looking forward to receiving the detailed applications which will show in more detail the actual house types (floor plans and elevations) road layouts and open spaces and this will give us the opportunity to discuss and review these in more detail. Don't forget members of the public are welcome to attend these meetings.

Some previously approved smaller schemes have been completed such as the Peglers Garage and Police Station sites 4 and 3 houses respectively and the scheme for 3 apartments and 4 houses at and to the rear of 19 Market Place will be completed by the early summer.

There has been a lot of debate in the media recently about the emerging Local Plan for Cotswold District, especially the proposed housing land allocations. The Local Plan is the key policy document, which will guide decisions on the use of land in our district up to 2031, and it must comply with the government's National Planning Policy Framework, which sets out guidelines on delivering sustainable development. In other words, we must meet the government's sustainability criteria while also taking account of the aspirations of local communities – twin aims that are very difficult to reconcile. This situation is not unique to the Cotswolds as many authorities across the country are facing the very same dilemma.

Members of the planning committee met recently with a Planning Consultant to make comments on the Cotswold District local Plan and some of our concerns are outlined below:

The Town Council is concerned that the recent planning permissions for over 700 new dwellings have not been granted with sufficient supporting infrastructure to maintain a pleasant and prosperous community. In particular, there are concerns regarding the need for sufficient medical, youth and leisure facilities to meet the needs of the incoming population. The Town Council therefore questions how the allocation "supports and strengthens" Tetbury and asks the Planning Authority to provide evidence how this will be achieved through the local plan process. The Neighbourhood Plan will seek to achieve maximum benefit from the S106 contributions that have been secured.

Affordable housing needs to be carefully designed and marketed to meet the needs of the local

population. Tetbury Council has prepared a Housing Needs Survey (2014) which it will share with the Planning Authority and which will underpin its Neighbourhood Plan. The survey identified that 57 households with a local connection have identified themselves as being in need of affordable housing in the parish.

The Town Council is concerned that there is insufficient housing for local young people who wish to remain in Tetbury and hope that the new housing will go some way to providing affordable and attractive accommodation. Some of the recent permissions sought to prioritise local people and this approach should be sustained into the future. Tetbury's new housing should first meet the needs of the local population.

The Town Council supports the relatively small allocation of new housing in the proposals and would resist further housing proposals.

Finally and a concern for all of us in Tetbury is the current discussions of 2000 homes on the site of Cotswold Airport which seems to be an alternative to building 2,350 homes in the Chesterton area of Cirencester. We are keeping a close eye on how this moves forward as it will certainly make roads into and out of our town even more congested.

Councillor Ian M Maslin Chairman Planning