

Gretton Parish Council

Notes from an Informal public meeting held Wednesday 5th February 2025, at Gretton Village Hall, to discuss the Planning Application 24/01053/FUL – for 5-houses on the site of Gilders Environmental.

The meeting was held, to seek views of Gretton and Prescott residents, to assist Gretton Parish Council (GPC) formulate its response to Tewkesbury Borough Council's request for representations.

- These are informal notes, which summarise the discussions and outcomes of the meeting.
- 5-members of the public & 4-members of GPC attended.
- The proposed development's location lies within Prescott CP (who were invited)
- Whilst it is outside Gretton CP, the access road, any village impact arising from the development and any follow-on developments will impact Gretton.
- GPC's position has been to not support backfill sites, particularly outside the Village Development Boundary (this supports previous TBC's planning policy).
- However, there is strong consensus that residential housing will be preferable to the current commercial unit, in this location. A position which should override this backfill concern.
- Other comments / discussion.
 - Houses are unnecessarily large, they will be very obvious and possibly an ugly intrusion into the landscape, higher than other nearby buildings.
 - Concern that it is likely to be used as a precedent for continued further development, but this is unlikely to be considered by TBC Planning. It was noted that the previously cancelled new access road, aligns with the new development (11//00165/ENF refers)
 - Concern about state of disrepair of footpaths
 - Concern that current surface water flooding will be exacerbated, by the development
- It was recognised that this application is very likely to be permitted by TBC.
 - It is effectively a 'brownfield' site (albeit newly created).
 - There is a pressing need for new housing in the Tewkesbury Borough

The numbered points below, are likely to form the basis of Gretton PCs response, when it is agreed.

1. It was agreed that GPC's position should therefore be 'No Objection'.
BUT to request that TBC Planning seriously consider and address several concerns ...
2. Type of housing and location
 - a. The proposed houses are large (some are 3-storey & 6-bedroomed)
Gretton would prefer smaller homes, to encourage young families and a wider demographic, to better support village life.
 - b. The development will be conspicuous, as an isolated cluster of large homes, very visible from many directions. Note the concerns expressed by TBC Planning, when considering planning application - 24/00278/FUL at Lower Stanley Farm.
Lower roof lines, smaller houses and suitable screening should be considered.

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3. Precedent.

This development could set a precedent for further developments in this locality, which has considerable development history (TBC records show 30-off planning applications, appeals & enforcements).

4. Traffic

Traffic speed remains a major concern on this road. The traffic data provided, conflicts with the experience of local residents.

Consideration should be given to extending the existing 40mph zone South; or extending the 30mph zone Northwards.

5. Footpaths

The existing footpaths will form key routes to access the village facilities. Both APR15 and AGR8 are difficult to navigate. Both are poorly signed and APR15 passes through a stock handling pen that is impassable due to mud.

To ensure it is possible for the new residents and other walkers to access Gretton, it is requested that as a condition of approval, this path (and signage) are re-instated and re-surfaced, including the connection with APR16 and AGR8 paths.

6. Surface water flooding.

This remains a concern and is problem effecting the Lower Stanley Farm access road. It is noted that the application's Drainage Strategy Statement, appears to address a location in Bishops Cleeve !

It is requested that suitable provision is made to address and improve this problem.

7. S106 or CIL monies arising from the development.

The development is located within Prescott CP, but these houses will likely attract families that will add demand to the limited community facilities in Gretton.

S106 support for the "development of community facilities" at Gretton is requested.

Please ensure that Gretton PC is consulted early in the planning process, so that any monies can be correctly assigned.

Meeting notes issued by Gretton Parish Council, 7th Feb 25