

Charlton Parish Council

22, Heathfield Road, Norton, Evesham WR11 4TQ

Minutes of The Planning Committee Meeting held on Thursday 12th June 2025 at 7pm

Present:

Cllr Roger Davies, Cllr Richard Wallis, Cllr Helen Hill and a member of the public

Apologies:

Cllr Darren Salmons

W/25/01042/HP Erection of Detached Garage

The Planning Committee discussed this and agreed to comment on the planning portal with the following narrative.

Comment

The Parish council's initial observation was that this garage was much too large, and out of character with the domestic house. However, we understand that the applicant will only use the building for storage of personal belongings, and it will not be used for any business or commercial purpose.

Whilst the building is large we further understand that the applicant intends to install 6 foot high oak gates to hide this from the roadside view and to tarmac the ground from the oak gates to the road, the gates will be set back from the road. If the Planning authority still feel that the building is too unsightly in its present form, we would suggest they discuss further mitigation methods to resolve this issue with the applicant.

The Parish Council would ask The Planning Officer to make the following a condition of any planning consent that is granted:

- That the building/surrounding land is not to be used for any commercial or business purposes, this being binding on the present owner and any future owners
- That any permitted development rights to extend the building be withdrawn.
- That the gates are installed within 6 months and the area between the road and the area between the highway and the gates tarmaced.

W/25/00775/PIP 3 dwellings Church Leys, Cropthorne

The Planning Committee discussed this and decided to strongly object with the concerns listed below.

Strongly object

The Parish Council of Charlton wish to strongly object to this planning application for the following reasons:

- With three houses being proposed this is running the building line back to the Southeast which will make the site look more like another small estate.
- this site is outside the Village Development Boundary and in open countryside.
- the site is not identified in either the current SWDP or proposed SWDPR for development.
- The site reduces the gap between Charlton and Cropthorne to effectively only one field, rather than the two fields at present.

The Parish Council is also most concerned about the existing problems with water run-off, especially during the winter months when this causes thick ice to form in freezing conditions on the adjoining road and footway putting all users at considerable and unacceptable risk. The proposed development has the potential to exacerbate the problem.