

Charlton Parish Council

MINUTES of The Planning Committee Meeting held on Thursday 8th May 2025 in The Old School Room, Charlton.

Present **Cllr Roger Davies**
Cllr Richard Wallis
Cllr Helen Hill
Cllr Wendy Sharpe
Cllr Darren Salmons

Apologies for absence

Cllr Richar Bentley

Declaration of Interest

None

W/25/00775/PIP Land at (OS 0094524) Church Leys Cropthorne

Planning Comments

W/25/00775/PIP

The Parish Council of Charlton wish to strongly object to this planning application.

- 1) The site is in an area where there is significant surface water run-off that contributes to the collection of loose material at the lower end of Church Leys that causes dangerous road conditions at the junction with Mill Bank and The Strand. Additionally, during cold spells, especially in the winter, this causes dangerous icy conditions in freezing conditions on both the footway and road which extends over a large area due to the gradient.
- 2) The site is outside the areas for development in both the SWDP and SWDPR. ~~and~~ It is also outside the Cropthorne Village Development Boundary.
- 3) It would significantly close the gap between the villages of Charlton and Cropthorne.

Upper HaselorFarm /Highfields

Cllr. Davies advised The Council that he had asked District Councillor Crump to inform The Enforcement Officer of the movement of the compactors from Upper Haselor to Highfields. He also reported that there wasn't any news about the appeal for Upper Haselor.

W/25/00764/FUL Minley Management Land at (OS 01264385) Boston Lane Charlton

The Parish Council of Charlton wish to strongly object to this planning application

- 1) The Parish Council is very concerned about the amount and size of traffic this operation would generate, especially given the highway at this location is subject to the National Speed Limit of 60mph.
- 2) Due to the gated access, there is not a suitable distance off the public highway that a vehicle with a horse box (or similar) can safely stop to access or egress the site whilst waiting for gates to be operated, without presenting a danger to other road users. Users of the site need to either partially block, or fully stop, on the public highway which does present a hazard to other road users.
- 3) The Parish Council noted the comments made by The Highways authority in their letter of 29th April 2025. There are now several such stable blocks/facilities within this rural area all with separate entrances. We feel that yet another tarmaced entrance yet more visibility displays is altering the environment.
- 4) As in our ~~first~~ objection regarding the adjoining site, ref W/23/02337/FUL, The Council is most concerned about the water drainage going into ditches and consequently draining and contaminating The Merry Brook. This has been categorised as one of two very “High Risk Rapid Response Catchments” in Worcestershire by the Environment Agency. To avoid this the site must have a drainage solution that prevents any run-off to ditches that subsequently drain to the Merrybrook. This is to ensure development would not result in unacceptable risk of pollution or harm to the environment and to ensure the proposed development does not exacerbate flood risk and deals with surface water run-off from the site in a sustainable manner, in accordance with policies SWDP28 and SWDP29 of the South Worcestershire Development Plan.

W/25/00935/OUT Charlton Glamping Site

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

- Charlton is a category 4b settlement and the application site lies outside the village development boundary in what is classified as open countryside. One of the reasons for the village being classified as a 4b village is that it is not in a sustainable position with very limited access to services and as no bus service through the village occupants are entirely reliant on vehicles.
- The site is not identified in either current or proposed SWDP for development.
- Advices to the applicants granting planning permission for the glamping site re application numbers W/24/00909/CU dated 6th August 2024 and W/22/01426/CU on 28th April 2023 advised that permanent dwellings on the site would not be appropriate as these would be contrary to Development Plan Policy.

In the planning application approval re planning application W/22/01426/CU W, Condition 3 states that *“Any glamping pods, caravan or shepherd hut positioned on the application site shall be in accordance with the details of size and appearance as set out on the application form and as shown on the approved drawings showing their elevations submitted in relation to planning application W/22/01426/CU. No other type of glamping pods, caravan or shepherd hut shall be brought on to the site/erected without the prior approval in writing of the Local Planning Authority. Reason - To (i) define the permission hereby granted, and (ii) ensure the development is visually satisfactory in*

accordance with Policies SWDP21 and SWDP25 of the South Worcestershire Development Plan.”

Furthermore, Condition 4 includes that the “...permission only allows the use of the site for the siting of accommodation for holiday use. No glamping pods, caravan or shepherd hut provided on the site shall be used as permanent residential accommodation or occupied as a person's sole, or main place of, residence. Reason - The provision of permanent dwellings on this site would be contrary to development plan policies directing most new housing to urban areas and other sustainable locations. This is in accordance with South Worcestershire Development Plan Policy SWDP2”.

- It should be noted that the proprietors of Charlton Glamping Limited already live in Charlton very near to the site, no more than a 2-minute drive, so a live/work unit on site is entirely inappropriate.
- Looking at the planning application it seems that the applicants are looking to access this Live/Work unit across adjoining land, known as The Hill, where a gypsy/traveller site is situated. When the gypsy/traveller site was granted permission at appeal on 27TH January 2011 it was stated that the sole use for this must be travellers/gypsies. The planning approval further stated that *“No commercial activities shall take place on the land, including storage of materials.”*