

CHARLTON PARISH COUNCIL

22, Heathfield Road, Norton, Evesham WR11 4TQ

2Clerk Wendy Cope 07951046541 clerk@charlton-worcestershire-pc.gov.uk

Minutes of The Planning meeting 15th December 2025 at 7pm in The Old School Room Charlton

PRESENT Cllr Roger Davies Chairman Planning Committee, Cllr Richard Bentley Chairman, Cllr Helen Hill, Cllr Richard Wallis.

Public Session No members of The Public present

W/25/02599/HP 7 Cherry Orchard Charlton Pershore.

Charlton Parish Council wish to comment on this planning application

Charlton Parish Council would acknowledge the comments made from the residents of no. 5 Cherry Orchard and would ask that these be taken into account.

W/25/02738/PIP Land at (OS 0112 4548) Top Street Charlton

· The application site is located in the open countryside where sustainable travel choices are limited. Residents would be highly reliant on the motor vehicles to get to and from the site. Furthermore, as the site is poorly related to local services, this would increase the need for journeys to be made by the private motor vehicle. For this reason, under the SWDP Hierarchy of Settlements, Charlton is categorised as 4b village.

As such the proposal would not be sustainable in terms of location and is contrary to Policies SWDP1, SWDP2, and SWDP4 of the South Worcestershire Development Plan and the provisions of the National Planning Policy Framework, Chapter 9, that require development to minimise the demand for travel and offer genuinely sustainable travel choices.

Our view is supported by the outcome of planning application W/25/01928/PIP re Land at (OS 0127 4586), Ryden Lane, Charlton for 5 dwellings was refused on 17/9/2025. This site was adjoining the village but as in this instance outside the village development area in open countryside. As well as confirming the location is contrary to the above SWDP sections it also confirmed it was contrary to the NPPF as a whole also stating, “and with particular regard to Chapter 9, that require development to minimise the demand for travel and offer genuinely sustainable

travel choices. Furthermore, the proposal would undermine wider Government aims and objectives including Net Zero and Carbon emission targets.”

- The site is classified as agricultural, and outside The Village Development Boundary as identified in the SWDP, therefore it is in open countryside which is designated as a rural area.

The proposed development would result in adverse impact on the character of the landscape by reason of the location and land use which would result in encroachment into the countryside and introduce domestication within the rural landscape that would be uncharacteristic to the immediate area. Subsequently the introduction of built form into this rural location would adversely impact the rural setting of the immediate area and would result in harmful visual intrusion into the landscape and open countryside to the East of cherry Orchard. These identified harms would significantly and demonstrably outweigh any identified benefits of the proposal.

The proposal is therefore contrary to Policies SWDP21 (Design) and SWDP25 (Landscape Character) of the South Worcestershire Development Plan, 2016

together with the relevant aims and objectives of the National Planning Policy Framework.

- The application also fails to meet Policy SWDP2 which requires development to safeguard and (wherever possible) enhance the open countryside. It is further noted that under SWDP 5 this is an area of “Protect and restore”.

- We note that WCC Highways have been consulted. If they do not object, we ask that the planning officer ensures they fully address the following points:

- a. It should be noted that the access to this land is through what can only be described as a narrow dirt track. Should planning permission be granted plant/machinery would find it very difficult to manoeuvre on to the land.

- b. Access to the site is via Top Street which in places only allows one vehicle to pass. At the point where it passes Jars Cottage, (a listed building), it is particularly narrow. Where the road is wider numerous vehicles park which does reduce visibility for vehicles turning onto the road.

- c. Approval of this application would lead to there being a cross roads in Top Street as the access is opposite the turning into The Hollies. Furthermore, access to this development is uphill from Top Street. If vehicles accessing the new site had to reverse because of a vehicle approaching in the other direction they would going downhill directly onto the existing junction. This could be considered to be unsafe,

particularly given the average age of people who tend to live in bungalows, and we question whether this would be considered safe.

- Part of the land subject to this application immediately adjoins a Grade II listed building.
- We have been made aware of local opposition to this application

Conclusion

In summary, the proposal lies outside of the defined settlement boundary, which is in conflict with Policy SWDP 2 of the South Worcestershire Development Plan, outlining the development strategy and settlement hierarchy. We appreciate that the Council cannot currently demonstrate a five-year supply of deliverable housing sites and therefore the Council's policies for the supply of housing are out of date, in accordance with paragraph 11 of the NPPF. In this scenario, permission should be granted unless: (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The proposal conflicts with Policy SWDP 4.

Furthermore, the application site is located within the open countryside where the proposed residential development would introduce built form and domestic paraphernalia that would encroach upon the rural landscape, resulting in an urbanising effect. This would be contrary to Policies SWDP 2, SWDP 21 and SWDP 25.

We consider that the adverse impacts stated above would significantly and demonstrably outweigh the minimal benefits of the development when assessed against the policies in the SWDP and the NPPF taken as a whole.

The Parish Council therefore **OBJECTS** to the application. We are particularly concerned that if this Planning application is approved that it will set a precedent for more applications on the land surrounding this site which appears to be under the ownership of other applicants.

