

# CHARLTON PARISH COUNCIL

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## Minutes of The Planning meeting 27<sup>th</sup> November 2025 at 7pm in

### The Old School Room Charlton

**PRESENT** Cllr Roger Davies Chairman Planning Committee, Cllr Richard Bentley Chairman, Cllr Darren Salmons Vice Chairman, Cllr Helen Hill, Cllr Richard Wallis.

**Public Session** Three members of the general public **attended and voiced there objections to this planning application.**

**W/25/02466/FUL Highfield, Haselor Lane, Charlton**

**Charlton Parish Council wish to strongly object to this planning application.**

#### 1. Applicant Identity and Transparency

The Parish Council notes inconsistencies in the applicant's identity: the application form names Cotswold Landscaping Ltd, while the Supporting Planning Statement refers to Cotswold Civils Ltd. This lack of clarity raises concerns about accountability and compliance with planning requirements.

The Planning consent for Systematic Servicing (Equipment) Ltd to use the site was restricted to that company only under condition 5 of the planning consent dated 13<sup>th</sup> January 2025 which stated:

*The operational uses hereby approved shall relate solely to the operation of the business entitled 'Systematic Servicing (Equipment) Ltd.' and the information contained within the Planning Statement (Enigma Planning) and for no other purpose/s.*

*Reason: To ensure that the proposal has been assessed based on the information submitted in regards to vehicular movements and the nature of the business and in order to comply with Policies SWDP1, SWDP2, SWDP4, SWDP21 and SWDP31 of the South Worcestershire Development Plan, 2016, and the relevant aims and objectives of the National Planning Policy Framework, 2024.*

It is not a simple case of amending Condition 5 to reflect a change of name. The existing condition related to the exclusive use by Systematic Servicing (Equipment) Ltd, which is classed as a 'Repair of Machinery' nature of business, whereas Cotswold Civils Ltd (the proposed new user) is 'Site Preparation'. This is a completely different business model that will have a material effect on the use of the site.

## 2. Immediate history of the site, Highfield, and adjacent property, Upper Haselor Farm.

We feel it is relevant to briefly explain some of the background to recent planning activity at both the site of this application, Highfield, and the adjoining property, Upper Haselor Farm:

- 10.4.2024 Planning appn W/24/00634/FUL Applicant Mr Williams re Upper Haselor Farm to regularisation of change of use of land for B8 open storage with ground engineering works together with conversion of an existing agricultural building for B8 storage use. The site was to be used by Systematic Servicing (Equipment) Limited. The application was refused.
- On the 4<sup>th</sup> October 2024 a Planning Enforcement notice was served re the site at Upper Haselor Farm for this to be reinstated to its original condition. The compliance due date of 1<sup>st</sup> May 2025 was not met. Compliance have confirmed the case was complied with on 28<sup>th</sup> November 2025.
- Planning refusal re W/24/00634/FUL was appealed on 25<sup>th</sup> November 2024 and Dismissed by the planning inspector on 18<sup>th</sup> June 2025
- 15<sup>th</sup> February 2024 Planning appn W/24/00297/FUL Applicant Mr Williams re Upper Haselor Farm. A retrospective change of use of part of an existing agricultural yard located at Upper Haselor Farm to support a B8 open storage use together with catering vehicle and trailer parking to support an existing local business. Then application was agreed on 29<sup>th</sup> November 2024 subject to 8 conditions, these including one to protect the rural landscape and another regarding operating hours. The Parish Council have been advised that the latter condition has not always been complied with.
- 4<sup>th</sup> December 2024 Planning appn W/24/00297/FUL Applicant Mr David Brash, Systematics Servicing (Equipment) Ltd re Highfield Haselor Lane Charlton WR11 2QZ. Proposal to Change of use from agricultural to support an existing business for light industrial (Class Eg) iii) and ancillary office (Class Eg)i) including vehicle circulation and new scheme of native landscaping. The planning appn was agreed on 20<sup>th</sup> June 2025 subject to 14 conditions.  
Condition 5 detailed above restricted use of the site to Systematic Servicing (Equipment) Limited only.  
Some 7 conditions had to be complied with prior to first use of the site but the planning portal does not appear to show that these have been met/signed off by the planning authority yet.
- 13<sup>th</sup> November 2025 The current Planning appn W/25/02466/FUL. Applicant Mr David Brash, Systematics Services (Equipment) Ltd. Variation of condition 5 (Change of company name) of Planning Permission Ref.W/24/02461/FUL (Change of use from agricultural to support an existing business for light industrial (Class Eg) iii) and ancillary office (Class Eg)i) including vehicle circulation and new scheme of native landscaping).

According to the planning statement the change of Company name is to Cotswold Civils Limited, a Company of which Mr & Mrs Williams of Upper Haselor Farm are the Directors.

Given the close proximity of the two sites see appendix 1 for plans of these.

### **3. Existing Unauthorised Activity**

Evidence indicates that the site is already being used for large-scale industrial operations in connection with Cotswold Civils Ltd without consent, that breaches the original planning approval including:

- Deposition of quantities of soil.
- Operation of heavy construction vehicles, including 12-wheel HGVs, dumper trucks, large excavators.
- Installation of a large portacabin without planning permission.

These activities constitute a material change of use and breach planning control under the Town and Country Planning Act 1990.

### **4. Scale and Nature of Proposed Use**

The proposed operation is incompatible with the rural setting and far exceeds the scope of the existing and proposed user. Links to Goods Operator Licence applications for businesses that are also owned by the Officers of Cotswold Civils suggest significant HGV activity, contrary to SWDP 2 (Development Strategy,) which requires safeguarding and enhancing the open countryside.

### **5. Traffic and Highway Impact**

We note from the planning statement that the applicants are anticipating 4 HGV lorry movements per month as well as other vehicular movements. We are aware that Cotswold Civils Limited have applied for Vehicle Operator Licence for 3 vehicles and 2 trailers. (We further note that for their previous Company, Wrubble Limited, they had a Vehicle Operating Licence for 10 vehicles. It also appears from the Government website that the authorities had issues with the operation of the licence from time to time).

If this application is approved and the business expands then HGV movements could significantly expand. It would be impossible to limit/monitor/restrict the HGV movements going forwards by placing any condition on these hence granting planning permission would enable unlimited HGV usage.

Under SWDP 11: Vale of Evesham Heavy Goods Vehicles Control Zone, employment development proposals generating additional HGV trips must submit a Transport Assessment showing how supply and distribution routes relate to the designated HGV Route Network.

### **5. Environmental and Landscape Harm**

The site lies outside the SWDP development boundary and within a Village Farmlands with Orchards landscape type. The proposal conflicts with:

- SWDP 21 (Design): Requires high-quality design that respects local distinctiveness.
- SWDP 25 (Landscape Character): Seeks to conserve and restore traditional orchards, hedgerows, and field margins.
- NPPF Section 15, Paragraph 174: Planning decisions should protect and enhance valued landscapes, recognise the intrinsic character and beauty of the countryside, and minimise impacts on biodiversity.
- NPPF Paragraph 185: Requires mitigation of noise and protection of tranquil areas.
- NPPF Paragraph 187: Development should integrate effectively with existing communities and avoid unreasonable restrictions on existing businesses.

B8 Open storage - The planning statement comments on uses of the site includes: “B8 use class open storage of business related equipment, (max 2m in height)”. Highfield is immediately adjacent to Upper Haselor Farm and the site is in fact far more open. We believe the comments of the Planning Inspector, see below, are particularly relevant in considering this application. As a result we strongly feel that any “open storage” at Highfield, which is so open, is totally unacceptable in order to protect the environment and comply with the SWDP policies.

See photo in appendix 1 demonstrating the rural nature of the immediate landscape which reflects the wider area.

## **6. Precedent – Appeal Decision APP/H1840/W/24/3354735**

The Parish Council draws attention to the recent appeal decision relating to planning application W/24/00634/FUL under PINS Appeal Ref APP/H1840/W/24/3354735 (18<sup>th</sup> June 2025) dismissing a proposal at Upper Haselor Farm. This was for regularisation of change of use of land for B8 open storage with ground engineering works together with conversion of an existing agricultural building for B8 storage use by Systematic Servicing (Equipment) Ltd. The Inspector stated:

*“The development has not, by way of its use of hardstanding, changes to land levels, and the storage of large equipment, protected the character and appearance of the surrounding area and landscape. The development therefore conflicts with Policies SWDP2, SWDP8, SWDP21 and SWDP25 of the South Worcestershire Development Plan. These policies collectively, and amongst other matters, require developments to be of a high quality design that is appropriate in scale and type so as to protect or enhance the surrounding landscape and key features.”*

He further concluded:

*“The proposal would also conflict with Section 15, including Paragraph 187 of the National Planning Policy Framework which similarly seeks to protect valued landscapes and appreciate their intrinsic character and beauty... The development harms the character and appearance of the surrounding area and landscape, and conflicts with*

*the development plan taken as a whole. There are no material considerations that indicate the decision should be made other than in accordance with the development plan.”*

This precedent reinforces that similar proposals have been refused and dismissed on appeal due to landscape harm and policy conflict.

### **7. Employment in Rural Areas**

We note that the number that the Company propose to employ a similar number of people as proposed previously proposed by Systematic Servicing Services Ltd. The planning Inspector in commenting on this stated, *“even if the new employment was accepted, its contribution towards the local economy would be very limited.”*

The Parish Council note that an Employee Travel Plan to mitigate traffic impact has not been submitted which is required in line with SWDP 4 (Moving Around South Worcestershire) and NPPF paragraphs 111-113.

### **8. Enforcement Concerns**

The failure to submit planning applications prior to making changes and repeated breaches of existing Planning Conditions at Upper Haselor Farm (e.g., ignoring noise and transport restrictions) demonstrate a pattern of non-compliance. Wychavon’s Local Enforcement Plan states that enforcement action will be taken where expedient to protect the public interest and maintain confidence in the planning system.

### **Conclusion**

Charlton Parish Council strongly objects to this application on the grounds of:

- Non-compliance with SWDP policies (SWDP 2, 4, 8, 11, 21, 25) and NPPF paragraphs 174, 185, 187.
- Unacceptable environmental and community impact.
- Traffic and highway safety risks.
- Evidence of unauthorised activity and disregard for enforcement.
- Clear precedent for refusal based on Appeal Decision APP/H1840/W/24/3354735 where the Planning Inspector summarised the position as:

*“The development harms the character and appearance of the surrounding area and landscape, and conflicts with the development plan taken as a whole. There are no material considerations that indicate the decision should be made other than in accordance with the development plan. Therefore, for the reasons given, I conclude that the appeal is dismissed.”*

We urge Wychavon District Council to refuse this application.

**Appendix 1:**

Below is a satellite image of the adjacent properties Highfield and Upper Haselor Farm, date from April 2021. Images taken from Google Earth, copyright Google.

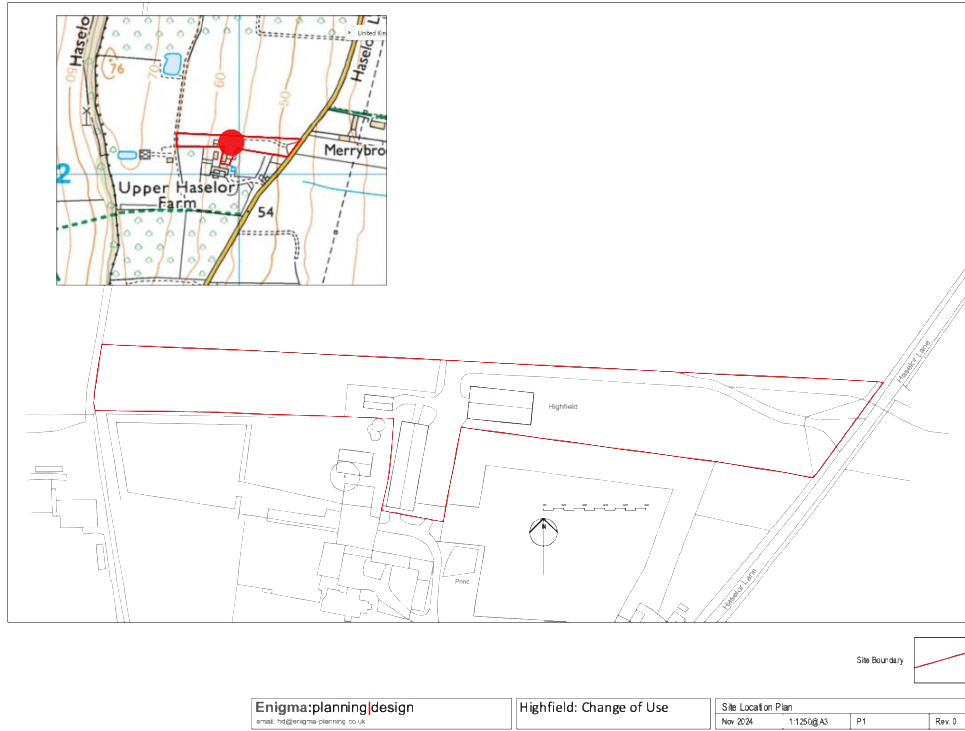
It also demonstrates both the rural nature of the landscape and the potential merging of the use of the adjacent properties into one contiguous site. Included below in appendix 2 are site plans for each site to clarify the boundaries which are not obvious from the

satellite images



## Appendix 2:

Highfield Site Plan



## Upper Haselor Farm Site Plan