

KING'S STANLEY PARISH COUNCIL

S.10/0420/FUL Revised Application

Rectory Meadow Church Street King's Stanley. Erection of 15 dwellings with access road.

The Parish Council has considered this application and comments as follows:

OBJECT

- 1 The effect of the proposed development, particularly behind the old Rectory, an important grade II listed building, has still not been adequately addressed. A 1.8m high timber panel fence is proposed approximately 4 metres away, and building J, the two bedroomed bungalow, is only 12 metres away.
- 2 The proposed development has still not adequately addressed the need to maintain a 25 metre buffer zone between the stream and any development. My Council believes that buildings 7, 8 and 9 are actually within the 25m zone and, should permission be granted and if permitted development rights are not removed then it would be possible for future occupants of those properties to carry out still further developments to the detriment of the character of the area. SDC's Local Plan states that "development should be set back with a buffer zone of at least 25 metres to retain the valley character and the mature bankside trees"
- 3 My Council is not convinced that the revised access arrangements will afford satisfactory entrance splay visibility and the access is still only a single track lane.
- 4 My Council is concerned that insufficient parking has been incorporated to cater for the expected number of occupants of the amount of properties proposed for this constrained site. Overspill parking is likely to result in places where its effects will be detrimental to the envisaged new development, and possibly on the main road. Reducing householder parking does not, in our experience, encourage them to give up owning vehicles despite the official line on the issue. They just put them somewhere else.
- 5 The site is heavily constrained by a number of factors which, taken together, should signify that a development of fewer houses would be far more appropriate and acceptable in this particular rural location.

Date 25 May 2010

Signed Mrs E J Roberts on behalf of King's Stanley Parish Council.