

clerk

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Sent: 29 March 2010 12:31

To: 'planning@stroud.gov.uk'

Subject: S.10/0420/FUL

KING'S STANLEY PARISH COUNCIL

S.10/0420/FUL

Rectory Meadow, Church Street King's Stanley Gloucestershire: Erection of 15 Dwellings with access road

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

OBJECT

- The effect of the buildings, particularly directly behind the old Rectory which is an important grade II listed building, could detract from its setting.
- Plots along the boundary with the Gardeners Way bungalows, especially plots 10, 11, 12, 13 & 14, could have a detrimental effect on the amenity of the bungalow residents.
- The access arrangement is via a single track lane, with visibility splay achieved by taking land from the properties on either side of the highway entrance. A row of dwellings opposite only have on road parking and this could make it difficult for those residents to leave vehicles there when access is required to future residents and their visitors. It could also make it difficult for future residents to leave their access road.
- With 15 homes planned, 6 of which have 4 bedrooms, and only the bare minimum of parking provided, it seems very likely that overspill parking will occur somewhere, to the detriment of the associated landscaped areas on site and onto Church Road itself.
- It is unclear whether sufficient space has been left beside the stream as it is understood that a 25m width needs to be kept clear of buildings.
- The social housing allocation has apparently been incorporated on site in one large dwelling block. Dispersal throughout the site is understood to be the preferred option.
- The Parish Council does not believe that this application, as it stands, provides enough of what the community needs in terms of housing stock.

It needs lower cost homes with fewer bedrooms, and believes that more of them might be incorporated onto the site without too much difficulty.

For the reasons indicated above the Parish Council is unable to fully support the current application.

Date 29 March 2010

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