

**Minutes of the Planning Committee Meeting held on
1st December 2016 in Elmstone Hardwicke Village Hall.**

Present

Chair: Councillor K Preece and Councillors E. Neale and D Lewis.

In Attendance

The Parish Clerk

Apologies for absence.

Apologies were received from B Stephens and R Powell.

Declarations of Interest

None declared.

Requests for Dispensation

None requested.

To consider the following current planning applications:

Appl Number	Application	Details
16/02000/OUT	- Elms Park North West Cheltenham Off Tewkesbury Road Uckington	Outline application for up to 4115 new homes providing a range and choice of mix and tenure, including affordable housing (C3) and elderly persons accommodation (C2 up to 200 rooms), 24 ha of employment generating uses including 10 ha B1 business park (up to 40,000 sqm), a hotel (C2 up to 100 rooms), and mixed use centres providing retail uses and community facilities (A1 - A5 up to 6,150 sqm, D1/D2 up to 1,000 sqm), a transport hub and public transport inter change, primary and secondary school education (D2), new areas of green infrastructure including areas of play sports hub, woodland planting, allotments and habitat at creation, creation of new means of access onto Tewkesbury Road and Manor Road, new footways and cycleways, and drainage infrastructure.

It was agreed that the Parish Council wished to object to this outline application.

Our comments as follows:

- There should be a complete and thorough ecological survey carried out before any work commences.
- Junction 10 of the M5 should be made into a four-way junction before development commences and a proposed dual carriageway into Cheltenham constructed.
- The infrastructure is totally inadequate for this size of development.
- This development is far too big and is effectively a satellite town.
- This is urbanization of the countryside on the green belt.
- The flood risk will be exacerbated and the Swill Gate is at maximum currently.
- It is agreed that houses are badly needed, but this development is far too big in a country area.
- This land produces food and is the last bit of nursery land outside Cheltenham.