

Birdlip Parish Council



MINUTES

Minutes of Meeting of Birdlip Parish Council on Wednesday 19th November 2025 at St Mary's Church Birdlip at 7pm

Present: Councillors: J Lavington, E. McKay, P Ritchie, D Partridge, M Crossley, O Hale and J Twydell and 4 members of the public.

The meeting was opened by the Chairman

- 25-11/1. Apologies for Absence – To receive and accept apologies for absence and confirm that the meeting is quorate**
- 25-11/2. Declarations of Interest** None
- 25-11/3. Public Participation regarding items on this Agenda (3 minutes per person allowed with an overall limit of 15 minutes combined)** One member of the public shared their concerns regarding Planning Item 25/03599/PLP.
- 25-11/4. Minutes**
- I. **To approve minutes of meeting held on 15th October 2025** Agreed and signed by Chairman
 - II. **Action points from previous meeting 15th October 2025 not covered as an Agenda Item**
- 25-11/5. To Receive Report from Parish Clerk** distributed in advance
- 25-11/6. To Receive District and County Councillor Reports –** Cllr Judd report distributed in advance
- 25-11/7. To consider any response to the pre-application communication giving advance notice of intention to submit a Permission in Principle application for up to five self-build homes on land west of the Cricket Club, Birdlip**
Council considered no response required at now a planning item.
- 25-11/8. Planning**
Ref: 25/03599/PLP Permission in Principle application for a phased development of up to 5no. self-build dwellings at Land To The West Of The Cricket Club Birdlip Gloucestershire <https://publicaccess.cotswold.gov.uk/online-applications/applicationDetails.do?keyVal=T5M9NBF10TV00&activeTab=summary>

Birdlip Parish Council (BPC) OBJECT to the permission in principle for the phased development of up to five self-build dwellings at the land to the west of the Cricket Club.

The proposed development which is on agricultural land within open countryside, would result in an unacceptable level of harm to the character and appearance of the area, including the Cotswold National Landscape (CNL). It would conflict with Policies EN1, EN4, and EN5 of the Local Plan, which seek to safeguard natural landscape character, visual quality, local distinctiveness, and the integrity of the CNL from detrimental impacts.

Although the application, such as layout, scale and design is not defined at this stage, the introduction of dwellings and the associated domestic paraphernalia would inevitably bring about a change to the open character of the site. The land is visible from the B4070 when entering the village and will be highly prominent from the soon to be completed green route created by the repurposing of the existing A417. The development would undoubtedly and fundamentally alter the appearance of what is currently an undeveloped agricultural field with no built form within the CNL.

BPC notes that, although no neighbourhood development plan is currently in place, it must take into account the findings of a recent resident survey, which showed that an overwhelming majority of residents do not support any development on agricultural land. Survey outcome is available on the Parish Council website.

Policy DS4 is intended to preclude, in principle, the development of speculative new builds which, for strategic reasons, is not needed in the countryside. The most recent development of comparable size and form on brownfield land in Birdlip has had properties remaining unsold after eighteen months of completion, indicating a lack of demand for new housing in the area.

Policy DS3, the planning officer is also requested to consider the accumulative impact of other developments within the immediate area of the non-principal settlement of Birdlip. This includes the brownfield developments at High Green Farm and Kellands, and to note that other local non-principal settlements within the Ermin Ward have not been subjected to similar speculative planning applications.

BPC notes that the proposed “phased” development of self-build houses could subject residents to years of ongoing construction, while likely being exempt from any Community Infrastructure Levy, creating a disadvantageous situation for the parish and its residents.

To conclude, this proposal would result in a noticeable extension of the existing non principle settlement into the surrounding rural landscape. The site and the wider landscape are characteristic of the ‘High Wolds’, contributing to the village’s rural identity and serving as an important link to the wider countryside. BPC notes that higher-density development within the village is primarily concentrated along an east/west axis, and extending development northwards would be contrary to the established pattern. Given the particular characteristics of this site, it is considered that the construction of any number of dwellings would have an adverse impact on the character and appearance of the CNL, thereby conflicting with Local Plan Policies EN4 and EN5, as well as guidance in Section 15 of the NPPF, particularly paragraphs 170 and 172.

Ref 25/03583/AGFO Agricultural or Forestry Notification for Prior notification for two agricultural tracks at Stockwell Farm Stockwell Birdlip Gloucester Gloucestershire <https://publicaccess.cotswold.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> **NO COMMENT**

For Information only

25/02336/FUL - Change of use of agricultural barn and hardstanding to Drinking Establishment with expanded food provision (sui generis) on Fridays and Saturdays, in conjunction with events use of adjacent field

APPLICATION PERMITTED

25-11/9. CCTV Update To receive report from the Chairman

Additional equipment has now been received by the contractor. Unfortunately the adverse weather conditions have meant they have been unable to complete the work which they hope to install in the coming weeks.

25-11/10. A417 Missing Link To receive report from the Chairman

No further update the next meeting will be held on 9th December 2025

25-11/11. Birdlip Village Hall – To consider report from Chairman on the future of Birdlip Village Hall and the adjacent old School building – distributed in advance. **Council acknowledged the Chairman would be Chairing the Village Hall Fundraising Committee. Council agreed to support the fundraising for the renewal of the Village Hall and possible purchase of the old School building, to include instalment of a village playground which would fall under the Councils responsibility.**

25-11/12. Bus Shelter & defibrillator: To note bus shelter, defibrillator, benches & village signs have been inspected **Noted**

25-11/13. Finance

I. To note payments made since last meeting and agree reconciled bank balance attached **Agreed**

25-11/14. Items for the next agenda including requests from the public Budget and Precept

25-11/15. Date of next meeting Wednesday 21st January 2026 at St Mary's Church, Birdlip 7pm

The Chairman thanked those in attendance and the meeting closed at 19.44

Signed..... Date.....

DRAFT