

Birdlip Parish Council



Clerk@Birdlippc.org.uk

Minutes

Minutes of Meeting of Birdlip Parish Council on Wednesday 15th April 2026 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, District Cllr Judd, County Cllr Harris and 1 members of the public.

The meeting was opened by the Chairman

- 4-26/1. Apologies for Absence – To receive and accept apologies for absence and confirm that the meeting is quorate.**
- 4-26/2. Declarations of Interest – Cllr Partridge 4-26/7**
- 4-26/3. Public Participation regarding items on this Agenda (3 minutes per person allowed with an overall limit of 15 minutes combined)**
- 4-26/4. Minutes**
 - I. To approve minutes of meetings held on 18th March 2026 – approved and signed by Chairman**
 - II. Action points from previous meetings – unless currently itemed on agenda**
- 4-26/5. To Receive Report from Parish Clerk (sent in advance)**
- 4-26/6. To Receive District and County Councillor Reports – Cllr Judd report distributed – Deferred to Parish Meeting.**

Cllr Partridge left the meeting at 7.07pm

- 4-26/7. Planning**

Ref: 26/00744/FUL Application for Variation of condition 14 (Visibility splays) of permission 25/02454/FUL - (Variation of condition 2 (approved drawings) of planning permission 24/03691/FUL for construction of 1 no. dwelling with associated works, including repairs to curtilage listed wall to include a third gable on the rear/east elevation providing enlarged ground floor living space and an additional first floor bedroom) in accordance with revised transport assessment at Cotswold Cottage Birdlip Gloucester Gloucestershire GL4 8JH.

Council agreed NO COMMENT

Cllr Partridge rejoined the meeting at 7.09pm

- 4-26/8. Planning Appeals**

Reference: 6006274 Regarding Application Reference: 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 GL4 8JH – to consider further representation.

Council agreed to issue further representation.

1. Location The proposed site is unsuitable for housing, it is located within the Cotswolds National Landscape (CNL). It will result in an expansion of the defined settlement boundary of Birdlip which is a Non-Principle Settlement with a linear collection of residential dwellings established historically through a mainly farming community along the line of Ermin Street. The site is therefore outside of the current settlement boundary located to the north of the village which has a clear delineation between residential and agricultural use. The proposed development would encroach into the surrounding countryside and be clearly visible from the B4070. The Inspector is requested to consider the views of

Gloucestershire Highways which states that the access for the development would 'be an unacceptable impact on Highway Safety and would have a severe impact/conflict with providing safe and suitable access for all users'. The inspector is asked to consider this as a location issue in the context of a PIP and not just an issue for further technical consideration. Without safe access the location is compromised and the Applicant's contention that a future reduction in the speed limit on the B4070 should not be relevant as this would be subject to an application for a future TRO which could fail. This road is also subject to a new alignment with extended footpath along this side of the road. Finally the Inspector is requested to consider the impact on the nearby SSSI and the views of the Conservation Officer with regard to the potential for Roman remains noting the significant archaeological evidence found at the nearby National Highways A417 Missing Link project. The Applicant has not included any investigations of the site to disprove this view.

2. Land Use The proposed plot is currently part of a very large Grade 3a (good to moderate quality) arable field which has been in continuous agricultural production of grains such as oil seed rape crops for decades. BPC is concerned with the loss of valuable agricultural land and the carving up and fragmentation of sections of productive land which could reduce the viability of agricultural operations in the future. BPC carried out a residents survey in 2025 (a copy is available on birdlippc.org.uk) which shows an overwhelming majority of residents would not support any development on agricultural land.

3. Cumulative Impact Birdlip Village has experienced a significant level of development over the past 35 years, including the adjacent Ridgeway Close development, as well as smaller schemes at High Green and Kelland Farms.

As a non-principal settlement, Birdlip is subject to Local Plan policies which require the cumulative impact of development to be taken into account when considering proposals for additional residential dwellings. Over the past 35 years, approximately 49 new or converted dwellings have been constructed or granted planning permission. This represents an increase of nearly 60% compared to the 84 dwellings recorded on the electoral register 35 years ago.

It is important to note that the new developments were primarily located on brownfield sites, which typically receive greater support from the local community, as reflected in resident surveys.

However, Birdlip is now constrained by its existing infrastructure and is no longer able to accommodate even small scale developments within this location. The village primary school is already oversubscribed and is struggling to accommodate additional pupils within its catchment area. Furthermore, the village lacks essential services, including local shops, recreational and playground facilities, and regular public transport, meaning that any additional development would inevitably increase reliance on private vehicles and place further pressure on the local road network.

In addition, local utilities are under strain. The water supply, served by the Birdlip reservoir tank, and the sewage treatment infrastructure are both operating at or near capacity and struggling to meet current demand.

For these reasons, further residential development in Birdlip would place unsustainable pressure on local infrastructure and services and should therefore be carefully reconsidered.

4. Counter-arguments to SBCH In terms of CDC's 'Duty to Grant Permission' for self build plots, this does not mean that this development should proceed in this location within the CNL and on productive agricultural land when there is the potential to develop on brown field land. The demand for self-build housing does not override spatial strategy policies. Wherever possible this type of development should be allocated to more sustainable sites, towns and far larger villages not on agricultural land in open countryside.

It should be noted that the new A417 Missing Link Scheme some 1 mile away to the north of the site will on completion result in substantial areas of brown field land when the site compounds and haulage routes are released back to the land owners. This area which will have better transport connections and assuming additional water and sewage connections could be met, would be a better area for SBCH development rather than using agricultural land, which once developed is lost forever.

5. Summary BPC continues to strongly object to this Permission in Principle on the grounds that the site is an active, productive arable field located within the CNL (AONB). Under NPPF Paragraph 182 (formerly 176), 'great weight' must be given to conserving and enhancing the landscape and scenic beauty of this area, which has the highest status of protection. The proposed introduction of five dwellings would represent a significant encroachment into the open countryside, resulting in an irreversible loss of agricultural land and causing visual harm by extending the built form of Birdlip into a sensitive rural landscape. This conflicts with CDC Local Plan Policy EN1 which seeks to protect and enhance the natural environment means the 'principle' of development in this location is fundamentally inappropriate and this appeal should be dismissed.

6. Precedents for Dismissal The Inspector is requested to consider the following compelling precedents to support a dismissal of this appeal: Appeal Ref: APP/F1610/W/21/3270623 - Land North of Long Acre Barn This is the most relevant appeal being it was for 6 dwellings on an agricultural land opposite the Applicant's proposed site. The Inspector dismissed the appeal on the basis of the site being within the CNL and that it was contrary to local planning policies. Whilst this was not for SBCH it is the view of this Parish Council that the issue of CDC's 'Duty of permission' for SBCH

should not have greater weight in this Appeal than the issue of significant harm to the CNL and also the other detailed issues above.

Appeal Ref: APP/J1860/W/24/3340042 - Brookfield, Shoulton Lane, Hallow, Worcester This is a relevant example for dismissal of an appeal for development of 4 houses in open countryside contrary to a similar local planning policy.

Appeal Ref: APP/T2350/W/19/3236414 - Land off Kingsmill Avenue, Whalley, Lancashire This application proposed a self-build development of four dwellings however, the subsequent appeal was dismissed. The Inspector's reasons included the applicant's failure to register the site on the District Council's self-build register, and the site's location within the open countryside. It was concluded that the development would introduce an undesirable urbanising effect, resulting in harm to the rural character and appearance of the area.

Reference: 6006408 Regarding Application Reference: 25/00570/FUL - Erection of barn for storage of agricultural equipment, fruit and fruit processing equipment together with associated distillery and office at Land located (E) 393711 (N) 213836 Cirencester Road Birdlip Glos GL4 8JL – **to consider further representation. Council agreed further representation in SUPPORT of the appeal:**

1. BPC supports the application due to the economic and social benefits it will bring to the Parish. In particular, the proposal aligns with Policy EC5 by promoting essential rural diversification. Although the barn occupies less than 3% of the site, the associated activities and orchard will contribute to the rural economy, helping to sustain the business and secure the long-term future of the land during a challenging period for agriculture.
2. This application supports Policy EC1 which improves the economy of the Parish with high quality employment and brings the production of an internationally renowned product to the Parish which is produced by a company who has demonstrated to this Parish Council at a public meeting that they have impeccable environmental credentials.
3. Policy SD1 (Sustainable Development): This application translates national goals into local principles and meets the desires of the residents of Birdlip to support and develop agriculture in this Parish. Relevant NPPF policies are Para 88 (Supporting a Prosperous Rural Community) and Para 85 which states that significant weight should be placed on the need to support economic growth and productivity.
4. BPC was disappointed that despite strong local support to this application it was refused based on just one consultee; this being the Biodiversity Officer. BPC agrees with the Applicant that the Biodiversity Officer has not justified as to why the BNG proposal would not be effective. BPC is also concerned that the application was not taken to the CDC Planning Committee to allow both this Parish Council and the Ward Councillor to put its case in support to the Committee.
5. Overall, BPC considers that the economic and social benefits of this new rural business significantly outweigh the concerns raised by the Biodiversity Officer, whose reasons for objecting to the application appear to be unfounded.

- 4-26/9. A417 Missing Link** To receive report from the Chairman. – **Deferred to Parish Meeting**
- 4-26/10. Bus Shelter, CCTV & defibrillator:** To note bus shelter, defibrillator, benches CCTV & village signs have been inspected. **Noted**
- 4-26/11. CCTV Birdlip Village Update** – If the new RF shielding does not rectify the problem with interference it was agreed the Clerk would apply for a licence to operate outside of the free bands at £50 per year.
- 4-26/12. To note the appropriate sum for section 137(4)(a) for local councils for 2026/27 is £11.60 per elector**
Noted
- 4-26/13. To note GAPTC name change to Gloucestershire Association of Local Councils (GALC) and membership fee is now £100. Noted and new membership sum agreed.**
- 4-26/14. Audit**
- I. **To note Clerk has received AGAR forms** Noted
 - II. **To note Clerk has appointed GAPTC as internal auditor** Noted
- 4-26/15. Payroll**
- I. **To note PATA Payroll will now invoice for payment quarterly at £40.35 (£13.45 per month)** Noted

- II. **To note the Clerk's home working allowance (£26.00 per month), along with any out-of-pocket expenses incurred on behalf of the Parish Council, are not subject to Tax or National Insurance contributions. To agree from April 2026, such expenses will no longer be processed through the payroll provider** Noted

4-26/16. Finance

- I. **Bank Reconciliation - Agreed**

- II. **Agree Annual Accounts - Agreed**

- III. **To note following payments have been issued** Noted

Clerk Wages £408.75

Clerk Expenses £38.99

- IV. **To agree the following payments - Agreed**

Annual Meeting Room Hire at St Mary's £250.00

Associated Lighting (cctv) £2,064.00

PATA Payroll (Jan – March 2026) £40.35

Community Heartbeat Trust – Annual Defibrillator maintenance - £126.00

4-26/17. Items for the next agenda including requests from the public

Elect Chairman, Standing Orders, Risk assessment etc. AGAR Forms

4-26/18. Date of next meeting

The Annual Meeting of the Parish Council Wednesday 20th May 2025, 7pm at St Mary's Church, Birdlip.

Meeting Closed at 7.25pm