

Planning Application 13/01096

The Old Coach House Birlingham

The Birlingham Parish Council would like to comment as follows:

1. The Design and Access statement states in para 1.05 that this application is being made irrespective of any subsequent application relating to the site. The case needs therefore to be made that the site in its present form and use requires additional parking and access to the road

It is our opinion that this case has not been made. The existing road access and parking spaces are amply sufficient for the property in its present form and further intrusion in the Conservation Area is considered unnecessary and superfluous

2. The proposed siting of the new access is less favourable than the present access being closer to the road junctions and allowing less visibility to traffic from the two roads to the north.

3. Reference is made in the Tree Survey to the condition of the Oak Tree overlooking the site. The tree is a critically important feature of the village landscape looking from the village towards the West. The Oak is an extremely long lived species and capable of retaining its limbs even after they have been affected by decay.

We consider that there is no justification for felling the tree and remedial surgery is all that is required to ensure its continued growth and safety in the environment.

4. Reference is also made in the Design and Access Statement para 3.08 to the number of village properties that do not have garages.

We believe that the details are inaccurate in regard to the number of garages attached to adjacent properties

5. Recent applications to develop for housing the land (also within the Conservation Area) immediately to the North of the Old Coach House have been rejected by Wychavon Council. (W/09/01021). Strong arguments were then advanced, supported by the present applicant, that the land should be preserved as an open space to protect the views out of the village at this point.

The Council considers that these judgements apply equally to any development on the site of the Old Coach House including the creation of additional access to the road and parking space.