

DEERHURST PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday, 24 July 2019, in Apperley Village Hall.

PRESENT:

Councillors: L Attard
L Bromberg
J Pollard
J Rutter
J Smith
Mrs F Wallbank – Clerk
Parishioners: 13 (partial attendance)

1 APOLOGIES: Councillor Wilkes and BC H McLain

2 MINUTES OF MEETING:

The minutes of the meeting held on the Wednesday, 26 June 2019, having been circulated with the agenda were agreed and signed.

3 DECLARATION OF INTEREST: Councillor Attard in planning application 19/00575/OUT

4 PUBLIC COMMENT: Received regarding 19/00219/FUL 9 members of the public were present raising objections to the application. It was suggested that the Parish Council apply for a Woodland Order. A petition had been circulated and 77 households had signed the petition.

The Chairman brought forward agenda items 7.4 and 7.5

7.4 Proposed Garden Village – development of over 3,000 homes:

Councillor Bromberg said the recent appeal decision has confirmed that Tewkesbury Borough Council cannot demonstrate a deliverable 5-year housing land supply.

The appeal decision, which relates to the provision of 40 new homes in Highnam, was recovered by the Secretary of State and dealt with by way of public inquiry. It confirms a housing land supply position of 3.99 years.

The Inspector, within his report to the Secretary of State, considered a 5-year housing requirement of 2,599 dwellings (using a 5% buffer) set against a deliverable supply of 1,904 dwellings. At reaching the deliverable supply of dwellings the Inspector reduced the Council's suggested deliverable supply by 171 dwellings. The Secretary of State agreed with this position.

Additionally, the Inspector found that the council's argument that a previous over-supply in housing should be used to reduce the housing requirement would run counter to that advocated in national policy which seeks local planning authorities to demonstrate a minimum of 5 years' worth of housing against the requirement.

7.5 Neighbourhood Plan (NP): Councillor Bromberg reported that the NP had received confirmation that they have received a grant of £8156. Now the grant has been received some expenses would be claimed from various people involved with the plan. Councillor Bromberg or Alison Beddoes would approve the expenses and forward to the Clerk for payment.

Housing Needs Assessment is underway – it will take 4 months to complete. It will cover design of houses, type, height and specification of buildings.

The first part of the communications stage of the plan is completed.

5 COUNTY COUNCILLORS REPORT: Not present

6 BOROUGH COUNCILLORS REPORT: Not present

7 PLANNING:

7.1 Applications:

19/00219/FUL Part Parcel 2414, School Road Apperley: Development of four residential properties including associated landscaping

Comments to Tewkesbury Borough Council:

The Parish council has **objects** to this application for the following reasons:

1. The land of the which it is proposed to build the four dwellings is higher than the land on which the neighbouring Pink Cottage is built. The conservatory at Pink Cottage was flooded after heavy rain in July 2007. By reducing the area of open land by building on it, the risk of flooding is increased.
2. In Summer, the existing trees provide screening that is not evident during Winter. Although the proposed dwellings are single storey, on land higher than neighbouring properties, they would still overlook both Apperley House and Pink Cottage.
3. The trees between the land and School Road are designated as “Important Open Space”, as well as being the subject of a tree preservation order. This is shown on a map that was published in the Tewkesbury Borough Plan to 2011 (Apperley Inset 3) and is also listed (without a map) in the latest Borough Plan. The Green is the most important accessible open space in the village.
4. No damage to The Green and the War Memorial must be allowed during such a build. It should be a condition of permitting an application that no vehicles are allowed on The Green. Since the War Memorial is so close, should Historic England have been consulted?
5. The proposal is on land that is outside the Residential Development Boundary marked on the map (Apperley Inset 3). Inside the boundary, building is defined as infill for the village Apperley. Outside the boundary, therefore, the land must be in a landscape protection zone. Affordable houses supported by the community have been built outside the Residential Development Boundary. These include Moores Ground and Oaklands, the latter as a result of the Parish Plan 2002. Otherwise, only one or two houses have been built on land adjacent the Boundary.
6. One of the consultees, the Tree Officer, is concerned that Plot 1 is too close to yew trees. The block plan shows Plots 1 and 4 both close to the trees and all four plots surrounding the only part of the land available to park vehicles or store material during the build. This suggests that vehicles would be parked at the roadside by The Green, where the narrow road requires care for two cars to pass. Parking would prevent the passage of buses and disrupt the start and end of the School day, when cars are parked from The Green at least to Chester Close.
7. To provide enough space for vehicles entering and leaving the site, and to provide the visibility required to leave the site safely, the access road would have to be much wider than shown and blended with the edge of School Road. The appearance of the access would have a significant effect on The Green.
8. If completed as proposed, there may be insufficient parking space to avoid roadside parking. Both School Road and The Green are not suitable for regular parking.
9. The distance from the centre of the land to Apperley House (Grade II listed) is approximately 50 metres. This is not indicated on any of the maps.
10. Small buildings, trees and bushes can be seen on maps and aerial photographs of this land. These are not reported in any survey because all were removed.
11. Increased traffic from the proposed development exiting on an already dangerous stretch of road, especially at school drop-off and pick-up times.

19/00524/FUL & 19/00525/LBC Wightfield Manor, Wightfield: Proposed creation of bathing pool and tub with stone paving

Comments to Tewkesbury Borough Council:

The Parish council has **no adverse comments** to these applications

19/00575/OUT 1 Cooks Green Cottages, Lower Apperley: Outline application for the erection of 1 dwelling and provision of associated vehicular parking area, with all matters reserved for future consideration except for access (re-submission)

Comments to Tewkesbury Borough Council:

The Parish council has **no adverse comments** to these applications

7.2 Decisions: 22 Lower Apperley: Extension to existing car port and erection of a detached garden room (part retrospective) - **Granted**

19/00359/FUL

7.3 Appeals: None

Appeal Decisions: The Dutch Barn, Sawpit Lane, Apperley: Proposed conversion of barn into dwelling house and all associated works – **Appeal dismissed.**

7.4 Proposed Garden Village – development of over 3,000 homes: See above

7.5 Neighbourhood Plan (NP): See above

7.6 Affordable Homes Moores Ground: The Chairman and Clerk had been contacted by the original owner of the land at Moores Ground to inform the PC that there was a convenient on the land limiting the number of dwellings to 10. This item can be removed from the agenda.

8 FINANCIAL MATTERS:

8.1 Accounts for payment and receipts:

Mrs F J Wallbank –			
Salary for 1-31 July	348.12		
Less Tax	<u>69.60</u>	278.52	Via Bank Transfer
Inland Revenue – Refund due to Clerk		69.60	Via Bank Transfer
Apperley Village Hall: Meeting held 24.7.19		15.00	Via Bank Transfer
Countrywide carrying out 2 cuts: 11 & 25 July		300.00	Via Bank Transfer
John Preece roadside verge cut	360.00		
	<u>VAT 72.00</u>	432.00	Via Bank Transfer
Total:		£1095.12	

Receipts:

Total Receipt: £0.00

Payments for August:

Mrs F J Wallbank –			
Salary for 1-31 August 2019	348.12		
Less Tax	<u>69.80</u>	278.32	Via Bank Transfer
Inland Revenue – Refund due to Clerk		69.80	Via Bank Transfer
Countrywide carrying out 2 cuts in August		300.00	Via Bank Transfer
Total:		£648.12	

8.2 Financial Statement: Circulated with the agenda. The Chairman signed this.

9 MATTERS ARISING

9.1 Apperley Village Hall: Nothing to report

Playing Field: The Clerk reported she had received an email from Chris Freeman about the condition of the grass on the football pitch. It is just too long for them to be able to play matches. He had one scheduled for Saturday 27 July. The Clerk had spoken with Countrywide and they were planning on cutting the grass on Thursday, 25 July however it would still be quite long to play a football match on. Chris Freeman also asked for the pitch to be rolled and aerated/spiked however Countrywide say it is not the time of year nor the correct weather to do this and should be done around September time when the weather should be warm (ish) and damp. Countrywide are happy to cut the grass to a shorter length, but they are not sports pitch specialists. A cylinder mower would be suitable for the job but they do not have one of these.

Councillor Rutter had spoken with a local contractor who would be willing to get the football pitch into a playable condition. It was agreed that we would see how the pitch looked after Countryside had cut it and if not acceptable Councillor Rutter would speak with the contractor.

Play Area: TBC had contacted the Clerk following a report to say that there is damaged equipment in the play park. There is a board missing on the slide/swing and a metal prong is sticking out. Pete Woodthorpe had kindly agreed to replace the missing wood plank. The equipment is over 30 years old and now showing signs of FWAT. Three platforms need replacement. Quotations are being

sought for this work. As the DPPFA does not have an income, they will have to request financial assistance from the PC. Hopefully Brian Leeke will have costings for the September meeting.

Allotments: Clerk said that she had not yet spoken to the Councillor at Minsterworth about a quote for the hatchings however would get an answer in time for the September meeting. The allotment holder who had not paid their rent due 1 April 2019 no longer wishes to continue renting it but sadly this is now rather overgrown. It was agreed that the Clerk would advertise the allotment on the Community Facebook page and would request no rent for a year due to the fact it will need work to tidy it up.

9.2 Highways:

VAS Unit: Councillor Pollard had sent out his report on the VAS unit.

Speeding Traffic Through the Village: Councillor Pollard to chase Chris Hawkins at Glos Highways about the provision of posts to mount the Vas unit on near the school.

Dog Bin Post: Councillor Pollard to chase.

B4213: Surface dressing being done on Monday, 5 August. Clerk to promote on the Community Facebook page.

Accidents B4213: In the last week there had been several accidents along the B4213

Grit Bins: Currently grit bins at Saw Pit Lane and Gabb Lane. 6 bags of salt on a pallet to be deliver to Councillor Smith for use in Deerhurst Walton.

9.3 Public Rights of Way: The Chairman said that he had received complaints about the footpath behind his house. Councillor Pollard said he would report this.

9.4 Broadband: Councillor Pollard reported that despite several emails to Ben Stone he had still not been in touch - will continue to chase. Councillor Pollard reported he was concerned about Handkerchief Pool as it was so wet following a long dry spell. He would take this up with Glos PROW.

9.5 Provision of Defib for Deerhurst, Deerhurst Walton and Apperley: The Clerk had not yet spoken with Chris Freeman so defer to September. Councillor Rutter had spoken with the Church and it was felt that the best option for siting the defib would be the telephone box. However, the Parochial Church Council will consider the possible siting of defib at the church at its September meeting.

9.6 Noticeboard Deerhurst Walton: Councillor Smith had done a land registry search for a possible siting for a noticeboard. The land which was being considered belongs to Notcliffe House. It was agreed that Councillor Smith would approach the owners to see if they were agreeable to siting the noticeboard on their land.

Post Box: Still absent – Councillor Pollard will speak with the postmaster.

10 CORRESPONDENCE: None

11 MATTERS RAISED FOR NOTIFICATION:

Geese being Shot: Reports received that geese are being shot locally in the Wightfield area. Councillors felt that this was a police matter not a civil matter.

12 DATE FOR NEXT MEETING: Wednesday, 25 September 2019 commencing at 7.15pm.

The meeting closed 8.55pm.