

DEERHURST PARISH COUNCIL

Minutes of the Meeting held on Tuesday, 29 September 2015, in Apperley Village Hall.

PRESENT:

Councillors L Attard – Chairman
E Checkley
J Pollard
S Ridal
J Smith
A Wilkes
Mrs F Wallbank – Clerk

Parishioners: 2

1 APOLOGIES: Councillor Waters and County Councillor Awford.

2 MINUTES OF MEETING:

The minutes of the meetings held on the Tuesday, 28 July 2015, having been circulated with the agenda were agreed and signed

3 DECLARATION OF INTEREST: None

4 PUBLIC COMMENT: Received

5 COUNTY COUNCILLORS REPORT: Not present

6 BOROUGH COUNCILLORS REPORT: Not present

7 PLANNING:

7.1 Applications:

15/00836/PDAD The Dutch Barn, Sawpit Lane, Apperley: Change of use of existing agricultural barn to 1 residential dwelling and building operations reasonably necessary to convert the building to a use falling within Class C3 (dwelling houses)

Comments to Tewkesbury Borough Council:

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

1. The Parish Council concurs with the Conservation Officer's Consultation Response that the proposed works exceed any reasonable definition of conversion
2. Due to the size of the proposed dwelling there will be a significant impact on services

In addition, the Parish Council wishes to point out the following:

- The existing barn is roughly equivalent in size to three averaged-sized 4-bedroom houses and, as such, represents a significant addition to the settlement around Wightfield Manor.
- Viewed from the west (in particular from Deerhurst Road, Apperley), the barn stands out against its surroundings (both fields and adjacent houses) because of its sheet metal walls and roof. Blending with the surroundings would be an important consideration for the proposed residential use.
- The adjacent Wightfield Manor is a Grade II listed building, which is not mentioned in the application of supporting statement.
- The barn is immediately adjacent to footpath ADE29 and also near to ADE30. Public rights of way are not mentioned in either the application or the supporting statement.
- Access for building on this site may require use of the private track directly to Sawpit Lane, with cooperation of the neighbouring farm. This would also cross footpath ADE29. When completed, the access would be through the Wightfield Manor settlement, which has a gravel driveway from Sawpit Lane.

7.2 TBC Decisions:

15/00845/PDE Dippers Cottage, Gabb Lane, Apperley: Erection of single storey extension (to comprise a conservatory/garden room) to extend 4/5 metres from the northern wall of the original dwelling house, to measure 3 metres in height at the highest point and 2.2 metres in height to eaves –

Prior Approval not required

15/00647/FUL & 15/00648/LBC Upper Farm, Walton Hill, Deerhurst: Small, infill single storey extension to provide ground floor disabled bathroom - **Granted**

7.3 Appeals/Appeal Decisions: None to date

7.4 Proposed development of the field behind Pink Cottage, The Green, Apperley: The Parish Council has been asked to facilitate an Open Meeting for local residents and the date is Wednesday, 14 October 7pm in Apperley Village Hall.

8 FINANCIAL MATTERS:

8.1 Accounts for payment and receipts:

Additional payments made in August:

Countrywide 9 th cut	125.00		
	<u>25.00</u>	150.00	Via Bank Transfer
M-Tags: Plaque for seat for Will Morris		25.00	Via Bank Transfer
Payment made prior September meeting: Len Attard – reimbursement of seat for Will Morris		50.00	Via Bank Transfer
Cheques drawn at the meeting: Mrs F J Wallbank – Salary for 1-30 September 2015	309.33		
Less Tax	<u>61.80</u>	247.53	Cheque No: 000836
Inland Revenue – Tax for FJW		61.80	Cheque No: 000837
Grant Thornton Fees in respect of 2015 Annual Return	100.00		
	<u>VAT 20.00</u>	120.00	Cheque No: 000838
Severnside Senior Citizens Club: Contribution Of funding for 8 members at £1.50 per month April 2015-March 2016		144.00	Cheque No: 000839
Countrywide: 10 th cut	125.00		
	<u>VAT 25.00</u>	150.00	Via Bank Transfer
Apperley Village Hall – cost of meeting Held 29.9.15		15.00	Via Bank Transfer
Total Payments		£788.33	

Receipts

Apperley Football Club: payment of
PC invoice

550.00

Total Receipt:

£550.00

8.2 Financial Statement: Noted and signed by the Chairman.

8.3 Completion of Audit for the financial year 2014/15: The clerk reported that the accounts had been signed off by the External Auditor with no comments made. The Audit Completion notices had been put up on the noticeboards.

8.4 Pinkerton Leeke & Co – Invoice for acting on behalf of DPC and the DPFA: The Clerk reported that she had received an invoice regarding the fees incurred whilst acting on behalf of DPC and the DPFA. Ms Leeke explained that due to the considerable amount of work involved in the matter it was not possible for them to waive their fee entirely but they had heavily discounted their fee to £795 plus Land Registry Fees of £76. The Chairman said that he along with Brian Leeke were under the impression that no fees would be charged for the work involved in the drafting, completion and registering of a lease. Unfortunately this does not seem to have been confirmed in writing. The Clerk said that at a meeting at Mr Leeke's house the Chairman and Brian Leeke were asked to sign a "Terms of Engagement" contract but the PC does not seem to have a copy of this. It was agreed that if the Clerk could not find a copy of the file she should contact Mr Leeke's secretary and request a copy. The Chairman and spoken to Brian Leeke who said that the DPFA do not have any funds however the Tennis Club does have some funds and might be able to make a contribution.

9 MATTERS ARISING

10.1 Apperley Village Hall: Nothing further to report.

Playing Field: The Clerk reported that the Football Club had requested a cut of the pitch every week until the 7 October. The Parish Council had authorised an additional cut of all areas as the grass was growing very quickly. The Clerk confirmed that there was one more cut in October however the Chairman said that an additional cut maybe be required if the warm weather continued.

Football Club: Clerk confirmed that the Football Club had settled the outstanding invoice.

Play Area: Nothing to report.

Allotments: Nothing further to report

10.2 Highways:

A38 Closure: Following the Road Closure notice – 5-17 November 2015 Councillor Pollard spoke to Richard Waters. As the commissioning manager, Richard is Amey's immediate customer. Richard explained what his requirements would be in some detail but these can be summarised as: (a) dividing the work into three phases (Gupshill to Odessa, Odessa to B4213, B4213 to Coombe Hill); (b) using lights, contra-flow and convoys as necessary; and (c) always providing local traffic with an alternative route when it meets the road works. The diversion shown, using A roads, is standard procedure for work on an A-road and, of course, doesn't address local requirements and diversions of bus routes. By restricting the work to 9.30am to 3.30pm, the effect on the heaviest traffic and school bus services is minimised. Councillor Ridal pointed out that the school in Apperley closes at 3.15pm so if the road was re-opened at 3pm this would be much more helpful. Clerk to write to Richard Waters

Deerhurst Road: Potholes have been marked to be filled in. Sunken manhole had been repaired.

Speeding Vehicles: A vehicle is speeding down Sawpit Lane early in the morning. The Chairman said that if a vehicle registration number could be obtained this could then be passed onto the police.

Footway outside School: This was raised under Public Comment and the Clerk was asked to write to Richard Waters to see if there was any possibility in extending the footway outside the school towards Apperley House. Perhaps it could be a joint venture with the LEA.

10.3 Deerhurst Walton Flood Alleviation Scheme: Councillor Smith reported that all the major earth works have been completed and just the stone had to be put back. Negotiations are still in place with the farmer whose land adjoins the lane but hopefully matters would be resolved in the near future.

10.4 Public Rights of Way: Councillor Pollard reported notices had been posted on the footpaths on Ken Samuels's land regarding the prescriptive rights. Mr Mike Burton is head of PROW at Amey.

10.5 The Coal House – Asset of Community Value: TBC had requested a site plan. Councillor Pollard produced a plan which the Clerk would send to TBC and ask them to extract from their o/s sheet.

10.6 Councillor Vacancy: The Chairman said he had approached both of the parishioners present at the meeting. Mr Ben Oldham said that he would be willing to become a Councillor. Everyone welcomed him and the Clerk took his details.

9.7 Deed of Dedication – Ludlow Hewitt Memorial Playing Fields The Chairman reported that the plaque had been received and Pete Woodthorpe had very kindly offered to erect it which the

Councillors were very grateful. The Deed of Dedication had been received from Fields In Trust and two forms had to be completed and sent to Land Registry. Councillor Checkley said that she would take the forms and ask her boss to have a look at them.

11 CORRESPONDENCE:

11.1 TBC Town/Parish Seminar Wednesday 11 November: The Chairman and Councillor Pollard said they would attend. Clerk to inform TBC.

Any Other Correspondence:

Letter of thanks from Will Morris: The Chairman said that he had delivered the chair to Will Morris who was delighted and had written a letter of thanks which the Chairman read out. The Councillors thanked the Chairman for arranging the purchase of the chair etc.

12 MATTERS RAISED FOR NOTIFICATION:

Severn Walk signs have been erected on the recently built bungalows.

Trees around Pond: Councillor Pollard said that the trees needed trimming and enquired who would pay for the work to be done?

Poppy Wreath: The Clerk said she would purchase direct from the RBL. Clerk to inform Phil Messham

13 DATE FOR NEXT MEETING: Tuesday, 27 October 2015 at 7.15pm

The meeting closed 8.45pm.