

DEERHURST PARISH COUNCIL

Minutes of the Meeting held on Monday, 27 October 2014, in Apperley Village Hall.

PRESENT: P Andrews
L Attard – Chairman
E Checkley
W Morris – Vice- Chairman
P Natrass
J Pollard
Mrs F Wallbank – Clerk
County Councillor Awford (partial attendance)
Borough Councillor Waters
Parishioners: 15 (some partial attendance)

1 APOLOGIES: Councillor Smith and Ann Vaughan.

2 MINUTES OF MEETING:

The minutes of the meeting held on Monday, 22 September 2014, having been circulated with the agenda were agreed and signed.

3 DECLARATION OF INTEREST: None

4 PRESENTATION FROM BLOOR HOMES REGARDING THE PROPOSED DEVELOPMENT OF LAND BEHIND APPERLEY PARK

Guy Wakefield – Hunter Page Planning

Kevin Haynes – Bloor Homes – Land Director

Guy Wakefield opened the presentation explaining that he and Kevin Haynes had met with the Councillors on Tuesday, 27 May to brief them about the possibility of Bloor Homes developing the land they own behind Apperley Park. The proposal was for 5 detached dwellings with access to the site via 45 and 47 Apperley Park. They requested comments either positive or negative from the Parish Council but the Parish Council were unable to make any comment until further and more detailed proposals were presented to them and without consultation with their Parishioners.

He explained that Bloor Homes are mindful of the fact that they could propose 30 dwellings to a hectare but felt this would meet with stern opposition from local residents and possibly TBC so was proposing an application that TBC would approve and would get the support or no objection from the Parish Council.

They have had pre-application talks with TBC proposing 4 detached houses and 1 bungalow. If a developer proposes 5 or more properties they are required to provide an affordable housing element on site or off-site. Kevin Haynes spoke with TBC's Housing Officer and it was discussed that Bloor Homes could pay a sum of money to TBC for off-site affordable homes.

Various surveys have been carried out – tree, highways, ecology but no drainage survey has been carried out yet. Bloor Homes' aim is to provide low density high quality housing. Their options are to sell the site to another developer who may not have the same views.

Bloor Homes will be willing to make a contribution to provide/improve local facilities and would consult with the Parish Council.

Bloor Homes are planning to submit an application to TBC in 6-8 weeks' time.

The following points/concerns were raised by parishioners:

1. Where would the boundaries be and who would maintain the boundaries.
2. Compensation for loss of view, loss of quality of life and loss of value in houses in Apperley Park if the development was carried out.
3. Drainage/sewage issues. Drainage survey still to be carried out.
4. Would Bloor Homes be willing to extend the gardens of those properties will back onto the development? They can look into this.

5. Concern about more cars entering and exiting the site.
6. Parking of cars? Plots will have adequate parking provided.
7. Impact on services, ie gas, electric water, etc.
8. How will surface water be dealt with? By a SUDs system

It was agreed that the Parish Council's point of contact for further information would be Mr A Tickner.

The Chairman thanked Guy Wakefield and Kevin Haynes for attending the meeting.

5 PUBLIC COMMENT: None

6 COUNTY COUNCILLORS REPORT:

- GCC currently working on the budget as they have to save £17M

7 BOROUGH COUNCILLORS REPORT:

- JCS goes to the Secretary of State on the 20 November 2014.
- Working on budgets – have to save £2.8M but TBC are committed to a no council tax rise but not sure about GCC. They are committed to helping the elderly and vulnerable.
- Still seeking projects that he can help financially from is £40,000 budget - only received 2 bids to date.
- Rather than filling potholes that fail quickly looking at jet patching.
- Involved in ongoing flood work. Would appear that Government is retracting on the SUDS issue for any new house construction however it has been agreed that the flood defence committee write to Government stressing the importance of the SUDS system for any new building works as it relieves the pressure on the water courses.
- Trying to obtain some joined up thinking between GCC, EA and NFU regarding the flood water situation in Gloucester. EA are spending quite a lot of money reinstating the flood defences below Minsterworth which were damaged during the floods earlier this year
- Wainlodes Lane is down for closure for more resurfacing works – the Chairman wanted to know what exactly is being done – County Councillor Awford said he would find out.

8 PLANNING:

8.1 Applications:

Councillor Attard declared a personal interest in the following applications and took no further part in the matters:

14/00933/FUL & 14/00934/LBC Green Farm, School Road, Apperley: Demolition of existing conservatory, erection of single storey extension and alterations to existing listed building (Grade II listed Building Ref: 1341672)

Comments to Tewkesbury Borough Council:

The Parish Council has no adverse comments to these applications

14/00639/FUL & 14/00640/LBC Apperley House, School Road, Apperley: Replacement conservatory. Creation of granny annexe. Creation of annexe ancillary to living accommodation. Creation of utility room. Erection of triple garage – Application withdrawn.

8.2 TBC Decisions:

14/00830/FUL Land adjacent Bria Leen, Deerhurst Road, Apperley: Proposed 2 no dwellings with garages, access drives and parking spaces – **Granted**

14/00789/FUL Tanners View, Gabb Lane, Apperley: Single storey bedroom extension to bungalow - **Granted**

8.3 Appeals/Appeal Decisions: None to date

8.4 Service Village Forum: Councillor Pollard updated Councillors following his attendance at the meeting held on Thursday, 16 October which was well attended.

9 FINANCIAL MATTERS:

9.1 Accounts for payment and receipts:

Mrs F J Wallbank –			
Salary for 1-31 October 2014	303.26		
Les Tax for October	<u>60.80</u>	242.46	Cheque No: 000776
Inland Revenue – Tax for FJW		60.80	Cheque No: 000777
Apperley Village Hall – cost of meeting			
Held on 27.10.14	15.00		
Planning meeting held on 3.9.14	<u>5.00</u>	20.00	Cheque No: 000778
Countrywide	176.00		
	VAT 35.20		
Football pitch 24 September	30.00		
	<u>VAT 6.00</u>	247.20	Cheque No: 000779
Westbury-on-Severn Parish Council			
Contribution to the cost of the Clerk’s purchase			
Of Microsoft Office and outlook		63.00	Cheque No: 000780
Expenses April-Oct2014:			
Travelling – Deliver/collect books			
from internal auditor 38 miles			
45p per mile	17.10		
Photocopying	8.70		
Mrs F J Wallbank:			
Petty cash – stamps, stationery, etc	<u>25.58</u>	51.28	Cheque No: 000781
GPFA Annual subscription due 1.10.14		50.00	Cheque No: 000782
Brian Lovejoy – reminder of works to			
Revamp the three noticeboards		255.97	Cheque No: 000791
Total Payments		£990.71	

Receipts

Gloucestershire County Council – Annual
Contribution towards grass cutting 1279.80

Apperley Football Club: Reimbursement of
Two extra cuts carried out on 12 March and
30 July 2014 60.00

Total Receipts £1339.80

9.2 Financial Statement: to the end of September 2014 agreed and signed.

9.3 Grass Cutting Contract 2015-2017: The Clerk reported that following the last meeting she had made some enquiries with grass cutting contracts about the use of cylinder or mulch mowers in the hope that large clumps of grass cutting would not be left behind. It would seem that unless the areas are being cut weekly there would be no difference in the grass cuttings being left behind. Following talks with the Chairman it was agreed to go to tender for the grass cutting contract without specifying the type of mower to be used.

The Chairman said that had spoken with Chris Freeman about the contract and they agreed to pay for further cuts during the months of August and September. Once the contractor had been appointed it would be a good idea for the Parish Council, Football Club and contractor to have a meeting. The Football Club will need to know the dates when the cuts will be carried out.

10 MATTERS ARISING

10.1 Apperley Village Hall, Playing Field/ Play Area/Football Club: Apperley Village Hall: TBC has received a complaint that the dog bin at the Village Hall is broken. The Chairman made some investigations but a full assessment could not be carried out until bin had been emptied. This was organised and it would appear that the bin is in fact faulty. Councillor Pollard also pointed out the dog bin on the road to Deerhurst was also faulty. The clerk hoped that these were not as an act of vandalism. Councillor Waters said that if it was vandalism then the Parish Council could claim on their insurance.

Play Area: Nothing to report

Playing Field/Allotments: The Chairman reported that one of the laminated signs erected at the allotments had been found dumped in the litter bin so the Clerk had produced another two and one of these have been put up.

10.2 Highways: B4213 Speed of Traffic: The Chairman asked the Clerk to chase up the Police and Coroner's Office for a report of the accident.

Parking at Ringers Close: The Chairman and Councillor Pollard met with Steve Ingham from Two Rivers and Richard Waters (Glos Highways) to see if there was a way that more parking spaces could be created at Ringers Close but all parties agree that there is no room to extend the parking.

Overgrown Hedge Holly Tree Cottage: This has now been cut back.

Dangerous tree inside corner by 19 School Road: There was a loose and leaning tree that Councillor Pollard reported. This has now been revamped.

Fly tipping layby opposite Wainlodes Lane: Fly tipping – has been reported to TBC.

10.3 Deerhurst Walton Flood Alleviation Scheme: No update as Councillor Smith not present.

10.4 Public Rights of Way: The Clerk said that Councillor Pollard had done a comprehensive email to Amey highlighting outstanding Footpath matters in the Parish.

10.5 Playing Fields – Renewal of Lease:

10.6 BMX Cycle Track at Apperley Village Hall: Councillor Morris reported that he still checks the site every week. It is still being used but not as much as anticipated which is disappointing. The Chairman asked the Clerk to contact Scott Gibson again to see if there had been any progress with regards to fund raising to help with some of the costs associated with the Track.

10.7 Police: No report sent.

10.8 Noticeboards: These have now all been completed and the Councillors are very grateful to Brian Lovejoy for undertaking this task. Mr Lovejoy went to re-erect the noticeboard at the top of Saw Pit Lane but the owner of the property did not want it put back in the same place. A short discussion took place about the need for a noticeboard that could be locked and solely used for the Parish Council work. It was agreed that the new site should be by the telephone kiosk and the Clerk should ask Mr Lovejoy to put a lock on it.

11 CORRESPONDENCE:

11.1 TBC – Town and Parish Seminar 11 November 2014: The Chairman and Councillor Pollard said that they would attend.

11.2 TBC – Dog fouling Statistics: TBC are working with Parish Councils to collate information on where dog fouling is being reported and will contact Parish Councils on a quarterly basis. If someone fails to pick up after their dog they can be fined up to £1000 and the offender can also be given a £50 fixed penalty notice. Clerk had informed TBC of dog following complaints at Apperley Village Hall – Playing Fields, Apperley Village Hall – Allotments, Apperley School – bank by school and Gabb Lane. Clerk to promote this in The Severn Sider Magazine.

12 MATTERS RAISED FOR NOTIFICATION: None

13 DATE FOR NEXT MEETING: Monday, 24 November 2014 at 7.15pm

The meeting closed 9.15pm.