

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 2<sup>nd</sup> JULY 2013 IN THE JUBILEE ROOM OF THE VILLAGE HALL**

Present: Councillors: J. Burgess (Chairperson), S. Cook, P. Ashman, L. Lumley, I. Eve, S. Childs and Lynn Thornton (Clerk)

REF

110/13      Open Forum

The chair welcomed many of the residents from Far Green to the meeting, due to the planning application agenda item 4b, the residents wish to express their feelings on the proposal.

Mr Cormack advised he has not received adequate responses to the letters he has sent to SDC; Mr Cormack has now seen the surveyor's reports but feels this is flawed.

The residents would like to know why these properties need to be demolished, if there is an issue with the heat source pumps then there may be issues with the other properties in this area.

Dr McDowell advised that the SDC local plan must still apply, the proposal put in for planning has 3 different points. SDC argue this is why they are allowed to build adjacent to the development. This proposal is 1.1Km away from settle boundary.

Cllr Burgess did advise all residents present that you can challenge this application as per any planning application.

Dr McDowell highlighted that local residents feel this application is not being scrutinized the same as the public applications.

The density of the application is also an issue, at present there are 24 houses in Far Green these properties are mainly detached, building a terrace of 5 houses is not in keeping. This is a rural area, to increase the population by 20-25 people is doubling the population density, this is inconsistent with the street.

Mr Cormack told the council that he felt there is no consultation document as per legal requirements. Mr Cormack has put a FOI document into the district council to be advised on highways and cost of the instalment of the heat source pumps.

Dr McDowell felt strongly that the properties are being pushed through planning by being marketed as sustainable and affordable, at present the only way of getting to anywhere is by car. As there plans to provide 2 spaces you cannot call it sustainable. How do you afford 2 cars if you need affordable housing? The

parish plan does state more affordable housings are needed. SDC are trying to state that this is affordable housing to liaise with the parish plan.

The council were advised that the bat man has been on site twice, SDC have not applied for a mitigation licence. If there are bats there then they should have already. The entrance for the bats was filled it with foam. PC Melanie Campbell has photographic evidence of the company who did this. Mr Cormack felt the contractors would only have done this if they have been advised by SDC.

Dr McDowell is not negative and feels affordable housing is needed but this is overdevelopment. Mr Cormack feels the whole proposal is being handled badly. He considers is has been highly unprofessional, from the first day.

Cllr Burgess advised all present that the process is supposed to be open to scrutiny.

Mr Berry feels they are wasting money by going through this process in a haphazard manner.

Cllr Burgess urged residents to take advantage of the process in place to raise their concerns, most powerful thing is the volume of people who express comments or object. If this were to be approved, independent ombudsman who would be obliged to look at them.

Mr Berry addressed the council regarding the demolition, number 3 & 4 would need to be evacuated. Mr Berry asked if the other properties on this row of houses will be inspected to ensure no lasting damage is caused. Cllr Burgess advised that SDC would need to answer this query.

Mr Griffiths stated that there is a proposal of 2 cars per house, where are the visitors going to park. This will affect the visibility on the main road, road safety and also the construction vehicles onsite whilst they are building.

The plans show disabled parking and access to the front door but from the floor plan it would appear you cannot use the house once inside the property

All residents in attendance supported those who have spoken and expressed their deep objection to this proposal. Cllr Burgess thanked everyone for coming to the meeting and then closed the open forum.

111/13 Apologies  
Cllr I Eve

112/13 Declarations of Interest by Councillors  
Cllr Cook declared an interest in agenda item 4b.

113/13 Minutes of the meeting held on Tuesday 4<sup>th</sup> June 2013 were approved and signed as a true and correct record by those present at the meeting.

114/13 Planning

The Council discussed and decided on a response for the following planning applications:

- a) S.13/1141/LBC – The Leigh, The Ham – Replace single pane of modern plain glass with slimline double glazed units to all windows. SUPPORT
- b) S.13/1132/FUL – 1 Hillside, Far Green – Demolition of existing semi-detached dwellings and erection of five terraced dwellings with parking, screening, landscaping and associated works. OBJECT
- c) S.13/1284/HHOLD – 5 The Close – erection of a single storey side extension. SUPPORT
- d) S.13/1143/LBC – The Leigh, The Ham – Replace concrete mortar with traditional lime mortar and repair mullions. SUPPORT

The Council has received notification regarding the following planning applications:

- a) S.13/0813/HHOLD – Foxlea, The Street – Dormer windows to front and rear elevation and partial loft conversion. PERMISSION GRANTED.

115/13 Accounts

Incomes received and payments for authorisation

Darren Howard	55.92	Allotment Rent
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Payments for Authorisation

L Thornton	341.80	Wages June 2013
Greenville Grounds	175.00	Churchyard grass cutting
Coaley Village Hall	76.00	Jubilee Room Hire
TW Hawkins	466.67	Grass Cutting

b).The council inspected the bank books and viewed the councils spending and budget. This was all approved.

116/13 Clerks Report

1. The clerk read an email to the council from County Councillor Lydon, this provided an update regarding highways and regeneration of Dursley.
2. The draft private sector housing renewal policy 2013-2018 is now out for consultation. The closing date for consultation is 26<sup>th</sup> July 2013.
3. Jane Battersby provided the council with an update regarding the flooding and drainage damage near her property. GCC Highways have put an extra culvert in the ditch and Severn Trent has sorted out the issue with the sewer.
4. The clerk advised that SDC will be placing a recycling bank in the village hall car park.
5. Energy efficiency grants are available for SDC residents, Dan Shoemsmith the energy officer can be contacted on 01453 754445.regarding the grants.

6. The clerk advised of the working together document which should improve relations between SDC and parish councils. The clerk will email out the details.
7. The Parish and Towns consultation regarding the council tax benefits needs to be decided on by the council, the clerk will email out the options to be discussed at the September meeting.

117/13 Tennis Courts to be discussed

The council discussed in length how this would be managed if the council took over the responsibility. It was agreed the council would set up a subcommittee to move this forward. Cllr Ashman and Cllr Burgess agreed to be on this committee. The clerk will contact the tennis club to arrange a mutually acceptable date to meet.

119/13 Footpaths, ditches and stiles to be discussed

Nothing to report.

120/13 Allotment Update

Darren Howard has requested when the council has the hedge trimmed the contractor is asked to keep above the height of the fence to stop it being damaged. Cllr Burgess will also write to Sue regarding the livestock on her allotment. The clerk reported that the allotments at Far Green are very overgrown and payment has not been chased for one of the allotments as they are struggling to stop the weeds overtaking their allotment from this site. Cllr Burgess to do a site visit.

121/13 Village maintenance

There is a wasp nest in the bus stop at far Green, the council may need to bring a contractor in to have it removed. Clerk to visit the site and inspect. Clerk to contact the local police officer regarding the bat situation at Far Green. The tree at Betworthy which the council planted needs to be restaked. Cllr Ashman will organise this.

122/13 Highways Repairs and Maintenance

Nothing to report

123/13 Playarea Update

The council approved the quote to repair the woods barriers in the playarea, the clerk will advise the contractor to go ahead.

124/13 Matters for forward consideration

Telephone Box  
Tennis Courts  
Allotments

125/13 Items for Press Release and publication

Minutes

**Meeting closed 9.18pm**

