

## MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 6<sup>th</sup> SEPTEMBER 2011 IN THE JUBILEE ROOM OF THE VILLAGE HALL

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

REF	Action
<p>144/11 <u>Open Forum</u> Mr T Eve and Mr D Billet were present at the meeting to offer assistance once the council discussed the planning application agenda item 4a. The chair then moved to this item on the agenda</p>	
<p>145/11 <u>Presentation to the Council by Mr Martin Hutchings from GRCC</u> Martin Hutchings was introduced to the council by the chairman, Martin is from the Gloucestershire Rural Community Council, and the chair had asked him along to the meeting to discuss affordable housing. Cllr Ashman was keen for the councillors to listen to him and get an informed idea of what is possible, although this does not imply anything will come of this. Mr Hutchings gave the council a brief outline of his work history, working within the community council is about talking to Parish Councils, land owners and trying to find out the local needs and then doing something about it.</p> <p>Local plan policies around the County are very similar, there is increased pressure for planning to be granted for small villages, if local need can be proved. This applies to villages smaller than 3000 population.</p> <p>The new government have big changes coming, the localism bill to introduce changes is evolving. There are likely to be significant changes in rural areas, giving much more say to local communities in regards to the planning process, as a community will be able to determine how much different types of housing are needed in the parish. Although it will not enable a local community to stand still, and is not a card to say no to development.</p> <p>The 2 major hurdles for affordable housing are planning and funding, funding has been cut by the government by approx. half, the government are introducing an affordable housing tenancy, it would have to rent up to 80% of the market rent and 170,000 new affordable houses must be built. There are also big changes to housing benefit rules which will have a huge impact, also the size of household to the size of the property will be monitored. Pressure to encourage small families from a big house to size relevant. The government have made it clear they are introducing a new planning regime, to get house building programmes moving.</p> <p>Martin's role is housing need surveys, on a parish level, to date bmartin has carried out approx. 50 needs surveys in 50 different parishes. What are the needs, elderly, young etc. what are the specifics? Factors relating to the needs, can you</p>	

afford to purchase a property on the open market? Then what are the needs, at home, inappropriate accommodation, aspirations,

This is done through a survey questionnaire, which is sent to each household in the parish. Working at home is now a big part of the need and this is taken into consideration. Part 1 20 – 40% response rate, and then part 2 more detailed and more personal details. Benefits of the survey are trying to identify the particular households needs, once this is done the Parish Council would need to decide if they want to take the next step

Martin is here to help but not to tell you what you need to do, report of the survey is compiled by GRCC and then this can be published in the Parish

The Councillors then asked Martin some questions:.

- Funding – GRCC’s time is free, the parish Council contributes to the printing of the questionnaire approx. £50, freepost envelope or a ballot box. Or on-line.
- If you identify a need, how do you then move forward? Put something in the newsletter and see if any local land owners who would like to sell the land.
- Do others have the right to object, yes as per the local plan. Consultation is essential as any building will be controversial. By the time an application would go in all in the village should be well aware. It is a long process, happy to talk to people and engage with them, no village should stand still; it needs to develop and move forward and the village dies. PC needs to have a control or input over who goes into the property.

Mr Hutchings was thanked for his time by the Chairperson.

146/11 Apologies  
Cllr S. Cook

147/11 Declarations of Interest by Councillors  
None to report

148/11 Minutes of the meeting held on 5<sup>th</sup> July, the AGM held on 7<sup>th</sup> June and the extraordinary meeting held on 25<sup>th</sup> July were approved and signed as a true and correct record by those present at the meeting

149/11

Accounts

a) Incomes received and payments for authorisation

Income Received

None		
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Payments for Authorisation

L Thornton	341.80	Wages July 2011
Greenville Grounds	280.00	Grass cutting June & July
The Local Answer	315.00	Newsletter Aug/September
TW Hawkins	466.43	Contract Mowing
L Thornton	341.80	Wages August 2011
L Thornton	65.00	Newsletter Editing

150/11 Transfer of land to the Village Hall committee.

The council discussed transfer a strip of land at the back of the village hall to the village hall committee, this piece of land which is 5.6m out from the back of the present hall is essential for the development of the hall. The councillors agreed they were willing to do this and would have a conditional contract put into place that will transfer the land once the funding and planning permission are in place. The village hall committee will fund the change of deeds and solicitor fees.

151/11 Clerks Report

- The clerk was asked at the last meeting to write to Gloucestershire highways regarding speeding on Peters Street, the response was read to the Council.
- A letter has been received from Mr Knight regarding the publication of Council information, the clerk read the letter to the council and a response was decided.
- The clerk has been advised SDC will be moving over to e-consultation for planning from 1<sup>st</sup> October, paper planning applications will no longer be received after this date.
- An e-mail has been received from the residents of Little Paddock regarding overgrown hedges, Cllr Cook has been along to visit the property concerned and the hedges will be cut back.
- The car parks in the district are being reviewed by SDC, the consultation has begun and there is an on-line questionnaire to be completed.
- The chief constable evening on Tuesday 13<sup>th</sup> September has been cancelled and rescheduled for Wednesday 12<sup>th</sup> October.
- The clerk advised that a pallet of salt has secured for the parish, a suitable location for storage now needs to be sourced to enable the clerk to arrange delivery.

- A faster broadband in Gloucestershire information evening has been arranged for Wednesday 21<sup>st</sup> September. Cllrs Eve and Burgess to attend.
- A district polling review is underway the information was placed in the circulation envelope.
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152/11 Footpath, ditches and Stiles

The clerk is to chase GCC regarding the broken stiles which the council have reported. The stile on Trenley Road has also broken and needs attention.

153/11 Grant Application

This was deferred to the next meeting

154/11 Allotment Update

Mrs Crumpton has painted her fence. The gate which was stolen from Peter Street still needs to be replaced. The Chair has spoken to a contractor regarding the repairs the clerk will chase this and obtain a quote.

A contract is also required with Mr. Williams regarding this land, Cllr Burgess to draft.

Clerk/  
Cllr  
Burgess

155/11 Replacement of Recreation Field Fence

The clerk has met with one contractor and waiting for a quote, it has proven quite difficult to locate companies that will supply the type of fencing needed. Councillors to give some thought to this for the next meeting.

156/11 Playarea

The clerk has obtained a quote regarding repairing and replacing the play equipment, this has been placed in the circulation to be reviewed before the next meeting. Other quotes also being sought.

157/11 Power Company

The power company has been in communication with Cllr Ashman, work needs to be carried out along the side of the recreation field where there is a transformer and also other trees in the area need to be pruned. All the work will be carried out by professionals and all waste cleared away. The power company has also agreed no heavy vehicles will go on the field.

158/11 Cam and Dursley

Due to time restrictions this was deferred to the next meeting.

159/11 Village Maintenance

Nothing to report.

160/11 Highways Repair and Maintenance

Gullies need clearing still and the drain at Hamshill is full of debris.

- 161/11 Noticeboard  
The noticeboard by the shop has been broken, it will cost £110.00 plus VAT to replace the glass, the other option is to replace it as it is old and worn. The one at the churchyard cost £1300 and is made in high density plastic. The clerk will bring some options and costing to the October meeting.
- 162/11 Any other business  
Nothing to report.
- 163/11 Matters for forward considerations  
Playarea quotes  
Phone Box  
Noticeboard  
Cam & Dursley
- 164/11 Items for press release  
Minutes
- 165/11 Items for publication  
Minutes

Meeting closed at 9.46 pm