

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 7th November 2017
IN THE JUBILEE ROOM OF THE VILLAGE HALL**

Present: Councillors: J. Burgess (Chairperson) S. Cook, B. Bywater, E Ely, P. Wait and Lynn Thornton (Clerk)

REF

184/17 Open Forum

Cllr Burgess welcomed Mrs. Jessica Tomblin to the meeting, Mrs. Tomblin is attending the meeting on behalf of her husband Mr Simon Tomblin. Mr/s Tomblin moved to Coaley in June 2017, Mr Tomblin has been in talks with Stroud District Council about the Betworthy housing development. Mrs. Tomblin is a district councillor for Cam and has declared an interest to SDC. Mrs. Tomblin read through Mr Tomblin's notes for the benefit of the councillors and parishioners present. On moving into the property it became apparent how unhappy residents were about proposed development. Having read through the reports and other information Mr Tomblin instructed barrister to investigate the application, the barrister found the SDC officers report failed to understand the Local plan and this gave reason to challenge the decision and request it goes back to the development control committee.

Mrs. Tomblin main point is to make is to ensure everyone is aware it is going back to committee on the 21st November.

Mr Tomblin has found many discrepancies on the application, the present plan does not show the correct boundaries between the field and adjacent properties. Nor is the distance to ancient trees or the number of trees correctly shown. The amendment which has come before the parish council moves the proposed building further away from an agricultural building by 1 metre but Betworthy Farm has a Defra licence and will be keeping livestock in the barn.

Mrs. Tomblin brought to the councils attention the local plan review which shows the settlement boundary includes Betworthy Farm and their field which is not option.

District Cllr Jim Dewey advised there is a series of public consultations for the local plan review which are taking place around the district. The public consultation of the local plan review is open, the plan is updated every 5 years, the existing plan is 2 years in. The review shows that a developers have expressed an interest in the whole of the field, but this is no indication SDC will give any approval for this.

Cllr Burgess thought SDC had met their quota for housing.

Cllr Dewey responded SDC have 6 years approved and identified, now there is a need to look further ahead. Nothing would happen until 2020 when the new local plan would be published. The advantage of the plan is it actually restrict development, for developers and landowners. Coaley is a tier 3 and the Betworthy development is an exception site.

Mrs Yvonne Billet asked Cllr Dewey about the exception site, Mrs Billet wished to know why the plans changed from 12 affordable to 14 when the parish survey identified a need for 12. Mrs Billett knew of 2 families who expressed an interest in affordable housing on the survey but have since moved on and no longer wish to live in Coaley.

Cllr Burgess responded that the original assessment of the site, showed a need for 12 market properties and 12 affordable, but when the figures were reviewed by audit it was decided the more effective solutions is to build more affordable.

Cllr Dewey advised there is a desperate shortage of affordable houses.

Cllr Burgess confirmed SDC took the view to build more affordable rather than market.

Mrs Judith Ashman doesn't share the belief that SDC will not allow in the future more development on this site. Whilst it is understood this present development is an exception site.

Cllr Dewey reiterated that the local plan review has the remainder of the field as a tier 3 to compare to other areas, Cam and Dursley are tier 1, Wotton a tier 2, tier 3 is infill. The local plan tier 3 is considered an infill which I nothing like the Box Road development. Although Cllr Dewey did emphasis that nothing is guaranteed, the local plan does not stop a developer submitting planning applications.

Cllr Burgess responded to Mrs Billets comment regarding people moving away who have completed a survey, during the 3 years between the 2 surveys there was an increase in need from 7 houses to 12.

Mrs Billet highlighted the Orchard Close development, when this was built there was only 8 houses this was to encourage people to integrate into the village.

Cllr Burgess reiterated that through the local need stipulation, any applicant will already have a connection to the village.

Mrs Billet felt it was very vague on who needs these houses.

Cllr Burgess stated the survey seeks this information, as there is a question which specifically asks whether they could to afford buy or rent.

Mrs Ashman asked the chair whether this application is going back to the beginning?

Cllr Burgess advised no it isn't, it is going back to the development control committee at SDC.

Mrs Billet drew to the council's attention the recommendations from highways regarding the roads in to the site. The changes moved houses on some of the plots for access. These changes move the proposed property right up to the back of Mr/s Billets property. Mrs Billet spoke to John Longmuir at SDC and he said he was not aware of that.

Mr Julian Ashman asked the parish council to keep parishioners up to date. Many are not aware of these recent developments with the application.

Cllr Burgess apologised on behalf of the parish council, frequently the parish council is given very little notice of changes due to the dates of meetings etc. All properties affected should have received this information from SDC directly.

Mr Ken Wibberley was welcomed to the meeting. Mr Wibberley is concerned about the increased traffic through the village this development would bring. The building of the houses will bring lorries and diggers into the village making a mess, this will cause a danger. Also a concern is the increased pollution.

Cllr Burgess responded that the council is unable to comment on the pollution but highways have been consulted.

Mrs Billet asked the council about the phone box and whether there is any progress in repairing it.

The clerk confirmed the parish council has submitted an application to adopt it, unfortunately the planning officer at SDC who was dealing with the request has left. The clerk will chase this.

Mr Serge Motee asked the council for an update regarding the pavement which was brought to the council's attention at the last meeting. The clerk has not confirmed who owns it to date but will continue to investigate.

Mr Wibberley highlighted there has been lots of distraction burglaries in the area. A BT van in the village hall car park was broken into. If residents receive an overseas call, put the phone down as this practice is being used in distraction burglaries. Individuals need to call 101, with any concerns, neighbourhood watch cannot do it for them.

Cllr Burgess asked Mr Wibberley to encourage people to sign up for the email notifications through the parish council website.

Mrs Billet asked about contact details for the road sweep and also an update regarding Severn Trent.

Cllr Burgess advised the council has not received any data regarding flooding in the village, without this information there is nothing to report and chase Severn Trent with. The clerk provided contact information for the road sweep.

Cllr Dewey provided a report for the council and parishioners present, this is attached as appendix I.

185/17 Apologies for absence
Cllr Hobson.

186/17 Co-option of a new councillor
Gemma Carter was voted onto the council. All councillors supported this co-option.

187/17 Declarations of Interest by Councillors
No declarations.

188/17 Minutes of the meeting held on Tuesday 3rd October 2017 were approved and signed as a true and correct record by those present at the meeting.

189/17 Planning
The council discussed the following planning applications:

- a) S.17/2388/FUL – The Old Post Office, The Street – Part retrospective application for the erection of a bungalow (revised scheme following approval S.17/0836/FUL)
Supported
- b) S.16/2248/FUL – Betworthy Farm, The Street – units 9-12 moved forward and

alteration to parking courtyard. The separation distance to the adjacent Dutch barn is significantly increased.

Comments

190/17 Accounts

a) Incomes received and payments for authorisation

None

Payments for Authorisation

L Thornton	396.00	Wages October 2017
Stroud District Council	95.76	Dog bin emptying
Npower	3.23	Electricity tennis courts
L Thornton	.65	Stamps
RBL Poppy appeal	25.00	Remembrance day wreath

b) The council reviewed the first draft of the precept, some amendments were discussed to be amended by the clerk for the 2nd draft.

191/17 Clerks Report

1. SDC planning are putting on a training session to instruct councils on the changes to the District council website. Clerk to attend. Clerk
2. The garden service provided by SDC is due for renewal, the district council have made some changes to the service, encouraging users to renew online. If any parishioners are unable to renew online if they contact SDC they will take the payment over the phone. Clerk
3. Mick Thorpe from the footpath wardens sent apologies he is unable to attend the meeting. If there are any issues the council has noted please advise the clerk who will forward on to Mick.

192/17 Tennis courts

Nothing to report.

193/17 Village Shop Update

The shop is struggling for volunteers. There is a meeting next week, when the committee will consider stocking bread from The Salt House bakery, Stonehouse. The shop does have coffee take out cups, for those in a hurry.

194/17 Pub working group update

The sale has now been completed, the pub is expected to reopen in January.

195/17 Parish Plan

Cllr Burgess suggested some images of multi use games area which could be put into the newsletter for residents to get some inspiration from. Cllr Burgess is attending the next Greenway meeting on the 18th November. Greenway is a group looking to join up Cam, Uley and Dursley through footpaths/cycleway. Cllr Burgess

196/17 Speed Survey

Cllr Bywater confirmed the data is now back, it needs to be inputted to the on-line link, the data will then be assessed. Cllr Bywater will provide an update for the next meeting. Cllr Bywater

197/17 Newsletter review

The clerk advised 2 new distributors have come forward and will start deliveries for the next newsletter in December. Cllr Cook thought the council had missed the opportunity to Clerk

highlight the changes made to the newsletter. An article should be included in an upcoming edition.

- 198/17 Footpath, ditches and stiles to be discussed
Cllr Cook informed that the tree leaning above Spring Tynning has not received attention to date.
- 199/17 Allotment Update
Nothing to report.
- 200/17 Village Maintenance
The hedges have been cut.
- 201/17 Highways repairs and maintenance
Cllr Wait advised the sides of Peak lane have had some infilling done. Also Cllr Wait has noted there are some barriers on Trenley road and 2 diversion signs.
- 202/17 Playarea Update Clerk
The bar is completely rotten. Clerk to instruct Steve to repair.
- 203/17 Matters for forward consideration
Phonebox
Role responsibility
Speed survey
Pub
- 204/17 Items for press release
Minutes

Meeting closed at 9.25pm