

MINSTERWORTH PARISH COUNCIL

Minutes of the Meeting held on Monday, 14 June 2010, in Minsterworth Village Hall.

PRESENT:

Councillors - T Bourne
R Crisp
R Few - Chairman
S King
L Simms
S Ruffley – Vice Chairman
County Councillor P Awford
Borough Councillor D Davies
Mrs F Wallbank – Clerk

Parishioners: 7

1 APOLOGIES: Councillor Cathy Thomas

2 MINUTES OF MEETING:

The minutes of the meeting held on the Monday, 10 May 2010, having been circulated with the agenda were agreed and signed.

3 PRESENTATION BY MARTIN HUTCHINGS, GRCC ON AFFORDABLE

HOUSING/HNS – The Chairman welcomed Martin. He is the Rural Housing Enabler for GRCC and works closely with Francis Evans at TBC and Severn Housing Association trying to find out local housing needs especially affordable and general needs. When a HNS is carried out a survey goes to every household and in the past return rates are generally 20-40% and finds out view of local people. To be able to even consider building locally there must be a proven local need. If affordable houses were built and could not be filled from people in the village itself then Section 106 would be established and the housing would be offered to adjoining parishes to those with a local connection. It would take approximately 3 years from carrying out a survey to housing being ready for occupation.

There are around 180-200 households in the Parish so costs involved would be the cost of photocopying, deliver (this could be done alongside The Villager) and the cost of the return postage which would be 34.6 pence per envelope.

The Parish's current survey will be 4 years old at Christmas and could still be considered valid.

The Chairman thanked Martin for attending.

4 DECLARATION OF INTEREST: Councillor King on planning application 10/00487/FUL and Councillors Bourne and Ruffley on planning application 09/01130/FUL

5 COUNTY COUNCILLORS REPORT:

- He has several new roles – County Representative on the Regional Flood Defence Committee and Cabinet Champion post taking the lead on equalities issues
- Travellers workshop has been postponed from the 28 June - not sure when this will happen now.

6 BOROUGH COUNCILLORS REPORT:

- Thanked people for their kindness following the statement he made at last month's meeting.
- RSS is no longer in existence – new government has dispensed with it
- TBC require 356 new dwellings each year and a quantity of these have to be affordable.

TBC came second in the country for providing “A” Homes – first was Malvern District.

- Although the RSS is no longer the JCT will still stand (it may be renamed). This has been produced by Gloucester, Cheltenham and Tewkesbury Councils and sets out the strategic planning framework for the three authorities and guide future development up until the year 2026. Without this document all planning would be developer lead.

7 PUBLIC COMMENT: (MAX 10 MINUTES)

The Chairman adjourned the meeting for public comment.

8 PLANNING

8.1 Applications:

10/00487/FUL Foxgrove House, Main Road, Minsterworth: alterations & extensions to existing dwelling with ancillary works (amended scheme to approve details under reference 09/01216/FUL)

Comments to Tewkesbury Borough Council:

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

- The proposed development by virtue of its size, scale & bulk, conflicts with Policies S6 and S7 of the Gloucestershire Structure Plan Second Review and Policy HOU8 of the TBC Local Plan to 2011 – March 2006 in that it fails to respect the character, scale and proportion of the existing dwelling and therefore would be harmful to the appearance of the locality.
- Proposed increase to accommodation could potentially give rise to additional vehicular movements on and off an already busy and dangerous A48
- Proximity to neighbouring properties
- The Parish Council is concerned that there will be a loss of light to the adjacent neighbours if the proposed extension is built and request that a light assessment is carried out by a legitimate authority. The Parish Council is aware that this is property law and not planning law.

The Parish Council request that this application is dealt with by the planning committee rather than be a delegated decision.

09/01130/FUL 3 Bury Lane, Minsterworth: Erection of a single detached private dwelling & detached garage (revised application)

Comments to Tewkesbury Borough Council:

The Parish Council has **no objections** to this application however there is a covenant not to build on the boundary strip of land at the bottom of this plot and the Parish Council request that TBC ensures that the proposed garage is not built on land covered by the covenant.

8.2 TBC Decisions: None

8.3 Appeals/Appeal Decisions/Site Inspections: Land at Starcroft Lane, Minsterworth: Proposed 3 year temporary use to transit gypsy site for 8 touring caravans – It was agreed that the Parishes original comments should be re-iterated.

8.4 TBC – Viewing planning applications on line – The Clerk reported that she had researched the cost of a projector which would plug into computer and a small pocket sized one would be around £240. Councillor Ruffley expressed concern that it is difficult to compare plans etc unless you have two pc, two projectors etc. He still felt that the best option would be printing the plans and it was agreed that the Clerk would liaise with him regarding purchasing an A2 printer. The Councillors agreed a budget of £250.

8.5 TBC Changes to Planning: The Clerk reported that she had received an email from Mella McMahon stating they had reviewed their procedure for advising Parish Councils about planning applications going to Planning Committee. They used to send a hard copy of the report to Parish Councils with no covering letter which can cause confusion that this caused.

As a result of the PCs concerns, they have changed their procedures. The new procedure is to email a letter to the Parish Council, advising of the recommendation and to provide a link to the report on our website. They apologised for the original embarrassment caused but would like to thank you the PC for raising this issue. The resulting change to our procedures will be of benefit to many of their customers.

Any Other Planning Matters: Hygrove – TBC still have a major problem with enforcement vacation of the site as they cannot provide an alternative site.- they need 118 pitches and would prefer smaller sites rather than several larger sites. Considerable changes are coming in the planning law which hopefully helps District and Borough Councils.

9 FINANCIAL MATTERS:

9.1 Accounts for payment and receipts - Councillors agreed the following finances:

Mrs F J Wallbank –

Salary 1-30 June 2010	294.81	Cheque No: 101045
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Minsterworth Village Hall – Hire of Hall:

PC meeting 10 May 10	26.00	Cheque No: 101046
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Shirley Fowler cost of carrying out internal

Audit for the year ended 31 March 2010	30.00	Cheque No: 101047
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GAPTC – Part cost of course re Standing Orders	20.00	Cheque No: 101048
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Total Payments	£370.81	
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Receipts

TBC – grant for hire of toilets for Severn Bore	450.00
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Total Receipts	£450.00
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9.2 Financial update to end of May 2010 - This was circulated with the agenda -noted.

10 MATTERS ARISING:

10.1 Neighborhood Watch Co-ordinator – Distraction burglaries throughout the Country and two in the Newent area of bogus callers purporting to be Police Officers – good news three offenders have been caught in the Newent area.

10.2 Report from representative of Village Hall Committee – The Committee were considering putting up signage notifying whats going at the Hall. The Clerk reported that she had just received a letter from Glos Highways about the signage around the Red Lion and that they would be taking action. County Councillor Awford said that Glos Highways would take more permanent structures down but would overlook smaller signs for the Severn Bore etc.

10.3 Police Matters – Nothing to report

10.4 Highway Matters:

Bury Lane – Councillor Bourne said that potholes had been repaired for the time being.

A40/Bus Lane/Hatchings – Councillor Bourne reported that that he was held up recently along with several other vehicles when coming from Gloucester as a one vehicle wanted to turn left from the opposite carriageway. He asked why there needed to be a traffic light and not a press button system. County Councillor Awford said that he would raise this again.

Watery Lane – The Chairman reported that he hoped to be able to dig out the ditch during the summer.

A48 Highnam to Newnham-on-Severn 50mph Speed Limit – Proposal to make the current unrestricted section of the A48 between Minsterworth and Lower Ley into 50mph. The Parish Council are in support of this proposal – Clerk to inform Glos Highways.

The Chairman said that he would like to have another site meeting with Richard Gray and tour the Parish. Clerk to organise.

10.5 Housing Needs Survey – It was agreed to defer making a decision on this until next month.

10.6 The Hawthorns, School Lane – Environmental Health – The owner of the property has taken some steps to rectify the situation and TBC Environmental Health has approved the works. The discharge has stopped so the smell has disappeared.

10.7 Revision to Standing Orders – The Clerk reported that she had attended the training course and whilst some changes were required the document discussed was about 30 pages of Standing Orders rather than the current 3 pages in place for the Parish Council. The Clerk said she would look at the necessary changes during August when the Council did not meet.

11 CORRESPONDENCE:

11.1 TBC – Interim Housing Strategy 2010-2012 – This has been prepared when the RSS was still on place so it is now out of date. The Parish Council noted the document.

Any Other Correspondence:

Severn Bore – River Traffic – An email from Anthony Lynch had been circulated to Councillors via email. As the email required a financial decision it was agreed to put this on the agenda for next month however it was agreed to put a request in the July edition of The Villager asking any villagers who have experienced turbulence caused by motor boats riding on the wave to contact the Clerk.

12 DATE FOR NEXT MEETING: Monday, 12 July 2010 at 7.30pm.

The meeting closed at 9.15pm.