

## WESTBURY-ON-SEVERN PARISH COUNCIL

Minutes of the Parish Council Meeting held on Monday 15 January 2018 in Westbury Parish Hall.

**PRESENT:** Councillors - P Brooke  
P Ensor  
C Evers – Chairman  
D Landon  
S Phelps – Vice-Chairman  
P Radley  
M Townsend  
County Councillor B Robinson (partial attendance)  
District Councillor R Boyles (partial attendance)  
Mrs F Wallbank – Clerk

Members of the Public: 7 (partial attendance)

**1 APOLOGIES:** Councillor Henry and Hill

**2 MINUTES OF MEETING:** Minutes of the meetings held on Monday 18 December 2017 were agreed and signed.

**3 DECLARATION OF INTEREST:** None

**4 PUBLIC COMMENT: Received.** In the light of comments received the Chairman brought agenda item 9a) forward:

### **9a) Music Festival Elton Farm, Elton:**

Local resident, Mr Humphries reported the following:

Councillor Radley had promised to let residents know the outcome of his meeting with Gail Stacey, the organiser of the 'Something Else in the Dean' events. Councillor Radley had called on them and Mr and Mrs Harris to discuss the outcome of their meeting. He also hand delivered a letter outlining the difficulties he and the organiser face, and expressing the hope that residents will tolerate the festival for a final time in 2018.

Councillor Radley's letter had been circulated to those residents who are in email contact, and the feedback so far apparently indicates a grudging acceptance the proposal but with concerns:

- 1 The letter mentions a single festival. The organiser is currently advertising and selling tickets for three events.
- 2 The FODDC have indicated that they may monitor the festival. They have not, (as far as Mr Humphries is aware), agreed to monitor to the degree mentioned in the letter. He has asked FODDC to clarify this.
- 3 The few residents he has spoken to have said they are wary, but pleased that there seems to be an end in sight for these disturbances.

However, their relief has been tempered somewhat by noise concerns over the impending launch of 'Battlesports' activities on the same site in February.

The Director of Battlesports, Sarah Rossiter was present at the meeting along with the organiser of the events and explained that they shared the Longhope site with Hillside Brewery. She claimed it is the Hillside Brewery organised activities that have caused the residents to complain, as the activities of Battlesports really don't make any noise and certainly don't play music, let off fireworks or have an alcohol license, and don't intend to when they move to the Elton site.

## **5 PLANNING MATTERS**

### **a) Applications:**

**P1935/17/LD1** The Tynings Stables, Walmore Hill, Minsterworth: Application under section 191 to establish if the use of former stables into independent dwelling is lawful

Comments to the Forest of Dean District Council:

The Parish Council is very concerned as to whether inadequate or inappropriate action has been taken by FODDC following the council officer's visit to the site in 2012. If matters had been adequately dealt with at that time the present situation would not have arisen. From our WoSPC perspective if there is no legal precedent that overrides the matter, we can see no reason for now allowing permanent residency in what in planning terms would appear to rank as non-residential out-buildings. If that is the correct understanding, the Parish Council has no grounds to consider the present use lawful and it appears to us that **objecting** to this application is in order.

**P1961/17/FUL** 2 Denmark Villas, Crowgate Lane, WOS: Erection of a single storey extension and creation of balcony at first floor level. Associated internal alterations & changes to doors & windows  
Comments to the Forest of Dean District Council:  
The Parish Council has **no objections** to this application

**P1975/17/FUL** Land at Court Farm, The Village, WOS: Erection of 5 dwellings with associated works. Construction of new vehicular access

Comments to the Forest of Dean District Council:

In accordance with the FODDC ADPD, WoSPC does not object in principle to a couple of new dwellings being built in Westbury Village by 2026. As an example, WoSPC did not object to the planning application (P0259/17/FUL) for a new dwelling house on land just outside the settlement boundary at Westbrook house.

This planning application unfortunately is for 5 new dwellings (*i.e.* well in excess of the number envisaged in the ADPD).

Although the site is within the settlement boundary, it is also important to note that it is within the Westbury Village Conservation Area. It is therefore vital that any building or modification work in that area is carried in a sensitive manner so as to ensure that it blends in with the area's existing architecture and other heritage features. It is WoSPC's view that the proposed outcomes of this planning application will not achieve those objectives.

As examples, a key heritage feature of the area on the north side is the raised pavement. It has been there since Victorian times, and possibly longer. The applicant's intended new road would require a hole to be punched through the feature, as a result of which a considerable length of it would be lost forever, and contrary to the claims made in the planning application it would create a major impact change on a heritage landscape feature of the conservation area that does not conform with the intentions of FOD policies CSP.1 and CSP.4.

The proposal would also create a drop of over 20cm down from the pavement to the proposed new roadway, and back up the other side. By so doing the applicant appears to have completely disregarded the intent of the Disability Discrimination Act for there to be unhindered access along the pavement, including for baby buggies, wheel chairs, and mobility scooters. Logistically the proposal is therefore untenable. Similarly, although not shown in the plans, to rip up the pavement and create a sloped access footway down to and up from the new road would have an unjustified visual impact on the conservation area.

WoSPC already has major concerns about road safety in the Westbury village area, and we are mindful that of recent years Gloucestershire Highways have objected to planning proposals by residents of existing properties that involve the potential for increased traffic movements onto and off the main road through the village. We can see no way that the proposed new road junction would reduce our concerns; rather with more vehicles entering and leaving the A48 road (*i.e.* to and from the proposed new dwellings) it would worsen matters.

From our perspective the proposed house designs have little vernacular architectural merit to them. The chimneys are simply pastiche features and their general designs show little variation from those that have been built of recent year on a number of local urban housing estates. It is claimed that they will blend in with the red brick housing of the village, but in reality, most of the smaller houses in the conservation area have rendered and painted walls. The only significant feature of merit is the proposal for them to have sash windows. Also, with the intention to have them built on raised land, the probability of the requirement for owner and neighbour privacy leading to the need for curtained windows seems to have

been overlooked. This is not just with regards to south facing windows (*i.e.* those fronting onto the A48) but also in respect of those on the east and west of the intended new properties, and possibly to the north.

**P0049/18/TCA** The Old Police Station, The Village, WOS: Fell 5 Trees

Comments to the Forest of Dean District Council:

The Parish Council has **no objections** to this application

**05/00631/LAPRCO** Severn & Wye Smokery, Chaxhill: Extend licensing hours.

Comments to the Forest of Dean District Council:

The Parish Council has **no objections** to this application.

**b) Decisions:**

**P1632/17/FUL** Grange Court Farm, Grange Court Road, Adsett, WOS: Erection of new lambing shed, replacing existing polytunnel – **Granted**

**P1649/17/FUL** 18A The Village, WOS: Change of use from one to two dwellings with first floor and rear extension - **Refused**

**P1710/17/OUT** Perrick Farm, Church Lane, Northwood Green: Outline application for the erection of one, two storey dwelling and one bungalow, garages and associated development. (All matters reserved except for access) – **Refused**

**P1767/17/LBC & FUL** La Masia, Stantway Court, WOS: Construction of new stone porch and enclosure of existing car port to form garage – **Granted**

**P1444/17/FUL** The Coach House, Court Farm, WOS: Conversion of Coach House to one residential dwelling house - **Granted**

**P14285/17/COU** The Spinney, Broadoak: Change of use from dwelling into a four-bedroom Care Home with en-suites - **Granted**

**Appeals:** None.

**c) Site Inspection: None**

**d) Enforcement Matters: Northwood House, Northwood Green:** It has been brought to the Parish Council's attention that there are ongoing building works taking place with no new applications on the FODDC website covering the current works. Northwood House is Grade II Listed Building and any alterations which affect the character of the Listed Building require Listed Building Consent from the District Council. It was agreed that the Clerk should email Enforcement at the FODDC to bring this matter to their attention.

At this point the Chairman invited Councillors Robinson and Boyles to present their reports.

County Councillor Robinson reported:

- Working very hard with the Highways Manager to get them to agree the location for the VASS by next week to enable agreement to be signed and sent to the Police Commissioner.
- New Highways Manager for Westbury is Andrew Middlecote
- The condition of the A48 in Minsterworth is appalling and is working with CC Awford to see what immediate action can be done
- Kate Kerslake applied to GCC for a grant to set up a music group for children under 5 to take place in Northwood Green. GCC has awarded her the grant but she needs a bank account with 2 signatories to be able for them to give her the money. Councillor Brooke was surprised that she had heard nothing about this and it was suggested that Mrs Kerslake comes along to the next PC meeting to introduce herself.

District Councillor Boyles reported:

- Publica has gone "live" and all staff have been transferred across
- Grant funding up to £170,000 is available for local rural businesses
- Looks like Highways England will finally put in a new bypass at Nettleton Bottom
- The Council is currently updating its plans for future services and its spending plans for 2018/19. It is inviting local residents to feedback on the proposals by Friday 19 January 2018.
- He has been asked to investigate why the Autograss track has been extended down to the river

- Also investigating flytipping reports in Ley Lane
- If Parishes need the grit bin refilling and additional bags of salt this will be done rather than just once at the beginning of the season

## 6 FINANCIAL MATTERS:

a) **Internal Audit** Councillor Phelps agreed to carry out the internal audit.

### b) Accounts for payment:

Mrs F J Wallbank:

Salary – 1- 31 January '18	712.28		
Less NIC	3.87	708.41	Cheque No: 001783

Inland Revenue:

NIC FJW	3.87		
NIC PC	<u>4.45</u>	8.32	Cheque No: 001784

G M Fisher: Cutting back hedges in Westbury Field

	50.00		
	<u>VAT 10.00</u>	60.00	Cheque No: 001785

**Accounts for Payment:** £776.73

### Receipts

Western Power Distribution – Wayleave

Payments	49.37
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**Total:** £49.37

c) **PWLB Application – Approval of loan:** Paperwork concerning the loan had been sent to all Councillors for their information. The proposal is to apply for a loan of £10,000 from PWLB which will be paid back over a 10-year period. Currently the rate is 1.83 and the loan repayment will be £591.50 every six months.

It was agreed to apply for a Fixed Rate Interest Loan of £10,000 to be paid back over a 10-year period and the Clerk and Chairman would complete the application form and then submit to GAPTC for borrowing approval and forwarding to PWLB via NALC. This money would be used for assisting the financing of the extension to the Burial Ground.

## 7 GAPTC/NALC MATTERS: Defer.

## 8 MATTERS ARISING:

a) **Play Area:** Nothing to report.

b) **Highway Matters:** The Chairman and Vice-Chairman agreed that it would be very beneficial to meet with Andrew Middlecote and have a tour of Westbury to show him the major concerns. Clerk to arrange.

**VAS Signs:** Discussed with Councillor Robinson (see above).

c) **Footpaths:** Councillor Townsend reported:

- He had cleared a lot of fallen trees in Ley Park along with the agent
- Spoken with Mr Geoff Wheeler (GCC) who has said he will spend quite a lot of time in Westbury sorting out the various footpath problems and speaking to landowners where footpaths are blocked
- Councillor Henry was going to go on a course re footpaths. It is the same one he had attended which he found most helpful and interesting

d) **Burial Ground: Offer of Memorial Bench:** Councillor Phelps had spoken with the Clerk of the PCC who had agreed to apply for the faculty, however the PC needs to decide on the location of the bench. Councillor Henry was still trying to contact the Forestry Commission.

e) **Progress on proposed extension:** The Chairman reported that Escort Planning had sent a second draft of the proposed planning application and was hopeful that the final version would be submitted to the FODDC before the end of January.

**f) Closed Churchyard: Wall:** The Clerk has obtained two further quotations for the necessary repairs to the Wall and the Chairman had met each contractor on site and gone through the required work. All quotations were very much the same around £2400. It was agreed to accept the quotation from Mr C Rickards.

**g) Bench** over by the doorway to the Old People's Home apparently topples over easily. The Chairman and Councillor Phelps said that they would investigate with the intent to secure it to the ground.

**h) Bus Shelter Review:** The Clerk took the Councillors through the report. It was agreed that Councillors Evers, Henry, Phelps, Townsend and Brook would attend to the various points that they had raised regarding brambles, ivy, overgrowing vegetation, *etc.*

Councillor Townsend said that had viewed the roof of the new bus shelter at Elton when he was on the bus and would question the joint on the top. Clerk to raise this with Forest Products.

#### **9 CORRESPONDENCE:**

**a) Music Festival Elton Farm, Elton:** See Above

#### **10 MATTERS RAISED FOR NOTIFICATION: None**

**11 DATE OF NEXT MEETING: Monday, 19 February 2018 commencing at 7pm.**

**The meeting closed at 9.50pm.**