

WESTBURY-ON-SEVERN PARISH COUNCIL

Minutes of the Parish Council Meeting held on Monday 19 November 2018 in Westbury Parish Hall.

PRESENT: Councillors - P Brooke
P Ensor
C Evers – Chairman
J Henry
D Landon
P Radley
S Phelps – Vice-Chairman
M Townsend
Mrs F Wallbank – Clerk
DC R Boyles (partial attendance)
CC B Robinson (partial attendance)

Members of the Public: 1 (partial attendance)

1 APOLOGIES: Councillor Hill. The Chairman went through the Emergency Procedure

2 MINUTES OF MEETING: Minutes of the meeting held on Monday 15 October 2018 were agreed and signed.

3 DECLARATION OF INTEREST: None

4 PUBLIC COMMENT: None

5 PLANNING MATTERS

a) Applications:

P1599/18/FUL Six Bells Farm, Adsett Lane, WOS: Demolition of single-storey side/rear extension and erection of two-storey side/rear extension

Comments to the Forest of Dean District Council:

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

P1453/18/FUL Land between The Lawns and The Hay Barn, Chaxhill: Erection of 4 detached dwellings, 2 double garages with associated parking, ancillary works and alterations to existing access

Comments to the Forest of Dean District Council:

1. Development in this location is contrary to Policy CSP.4 Development at Settlements
2. There is already outline permission granted for two dwellings on the site. A further two is inappropriate in this location
3. The Parish Council understands there are covenants from the Land Registry which state that only two dwellings can be built on the land as the drainage has to be connected to pipes on the Hyslops land (previous owners), and the covenant was set up by them in the 1980s
4. Out of the character with the surrounding area
5. The volume of housing versus site space indicates urbanisation
6. There would be detrimental impact on the curtilage of a number of adjacent listed buildings, and hence non-conformance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (S. 1[5])
7. The National Planning policy framework includes the following statement:
Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
 - a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside
 - b) The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets
 - c) The development would re-use redundant or disused buildings and enhance its immediate setting

- d) The development would involve the subdivision of an existing residential dwelling; or
- e) The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area

The proposal does not meet any of these criteria and therefore cannot be consistent with either local or national planning policy.

The Parish Council **objects** to this application.

P1662/18/FUL 18A The Village, WOS: Change of use from 1 to 2 dwellings with first floor and rear extension. (Resubmission) (Revised scheme)

Comments to the Forest of Dean District Council:

The Parish Council **supports** this application

P1709/18/TPO Westbury Court Nursing Home: Crown lift x 1 plane tree covered by T1 of TOP236 to approx. 4m above ground level & prune the tree to provide 3m clearance from buildings.

Comments to the Forest of Dean District Council:

The Parish Council **supports** this application

P1666/18/FUL Cyprus Cottage, Walmore Hill, Minsterworth: Construction of new vehicular access and dropped kerb including alterations to existing wall and erection of fencing and gate. Removal of existing access.

Comments to the Forest of Dean District Council:

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

P1614/18/LBC Chapelmere, Upper Rodley Road, Rodley: LBC for the replacement of clay roof tiles, lead valleys and guttering.

Comments to the Forest of Dean District Council:

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

b) Decisions:

P1396/18/FUL Six Bells Farm, Adsett: Erection of an agricultural implement hay barn – **Granted**

P1275/18/LD1 Grassington, Northwood Green: Application under Section 191 to establish whether the erection of 2 greenhouses & 3 chicken sheds are lawful operational development - **Issued**

P1377/18/FUL Hutts Farm, Upper Rodley Road, Rodley: Erection of a two-storey extension, single storey rear porch with internal alterations and associated works. Demolition of part of existing side extension – **Granted**

P1464/18/FUL The Proberts, Lumbars Lane, Elton: Erection of a replacement front porch, installation of x 3 dormers with associated roof alterations, replacement of ground floor window with Bi-fold doors and internal alterations - **Granted**

Appeals: None

Appeal Decisions: None

c) Site Inspection: None

Any Other Planning Matters:

Severn and Wye Smokery: It has been brought to the PC's attention that the gate which was supposed to be kept shut as one of the conditions for Highway Safety is apparently always open. Clerk to write to Enforcement.

Property next door to the Vicarage at Adsett is running a business. Councillor Phelps said that he had reported this to Enforcement at FODDC but would do so again.

6 FINANCIAL MATTERS:

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

b) Accounts for payment and receipts:

Account paid prior to the meeting:

PWLB – first repayment of loan 554.15 Via Direct Debit

Accounts to be authorised at the meeting:

Mrs F J Wallbank:

Salary – 1- 30 November '18	733.65		
Less NIC	3.80		
Less Tax	3.60	726.25	Via Bank Transfer

Inland Revenue:

Tax FJW	3.60		
NIC FJW	3.80		
NIC PC	<u>4.37</u>	11.77	Cheque No: 001820

Complete Landscape Gardeners:

Grass cutting in November x 1	412.00		Via bank transfer
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RBL Poppy Appeal: Cost of wreath	20.00		Cheque No: 001821
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Accounts for Payment: £1724.17

Receipts

Mr D Beale – car park rental	75.00
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Total: £75.00

c) Budget for 2019/20 Prior to the meeting the Clerk had circulated a draft budget for the Councillors to study before the meeting. The Chairman explained that the precept would have to be raised by around 10% to cover all the additional expenditure involved with the extension to the Burial Ground. Some adjustments were made to the draft and the Clerk was charged with preparing a second draft to present at the December meeting. It was also agreed to review the Burial Ground fees.

7 GAPTC/NALC MATTERS: Councillor Evers reported as follows:

- Subscription Fees 2019/20 -There will be no increase in the GAPTC subs however NALC has levied a small increase
- There are some slight changes – subscription fees will be reduced if the council has achieved the Local Council Award Scheme (Foundation/Quality/Quality Gold) – 5% reduction; if the Clerk holds the CiLCA qualification – 10% reduction; and if the council/Clerk hold both LCAS and CiLCA – 15% reduction
- To counteract the loss of income GAPTC will charge a contract rate when one to one help is required by a Parish Council. There will be no charge for councils using the “ticket” system.
- A new GAPTC Executive Committee Chairman has been appointed: Cllr Bernard Barton-Ancliffe.

8 MATTERS ARISING:

a) Play Area: Now the leaves are off the trees the rear fence needs to be looked at and the “No Parking” sign needs to be moved slightly over rather than being where it is. Councillor Landon will raise these points with the Parish Hall Committee.

CC Robinson entered:

- Budget increase for District Council looking at 2.99% and County Council 4.99% with an additional 2% for adult and children care – not sure what the police increase will be
- GCC Highways will address the Broadoak lighting issue by the 4 December and the intention is to light up the bus stop area
- Remedial action is being taken to rectify the noisy newly laid tarmac on the A48
- The damage to the footways caused by the contractors will be rectified

Councillor Radley asked why the right turn lane had not been reinstated at Elton Corner following the recent retarmacing. Mr Watkins (GCC Highways) has agreed to make some enquiries

b) Highway Matters:

Speeding Broadoak: The Chairman reported that he and Councillor Phelps had met with Mr Middlecote (GCC Highways) and agreed the siting of two poles for the VAS unit to be attached to. Hopefully these would be erected soon.

VAS Unit: The Chairman said that the unit would be put up outside Walmore Hill School to coincide with the School's Road Safety campaign.

The Chairman reported that the meeting with Mr Middlecote went very well and he had been taken to see a lot of the current Highways issues.

A48 Meeting: Councillor Ensor said at A48 meetings she had raised the possibility of a right turn filter lane on Wintles Hill when turning into Stantway. Unfortunately, Mr Watkins feels that neither it nor a right turn lane into Huntill is possible. It was agreed that Councillor Ensor would raise the possibility of double white lines through Broadoak to prevent overtaking.

c) Footpaths: Councillor Townsend reported that the footpath bridge at Bosley Mill has been cleared and the fallen trees on the bridle path in Ley Park have also been cleared.

d) Burial Ground: Extension:

A meeting was held with Sport England (SE) resulting in SE requesting a soil analysis to be carried out. SE dealt mainly with what would be necessary to show that the PC's proposal is appropriate in practical terms, and SE also identified a potential alternative in the form of an all-weather surface on the school playground.

It was agreed to instruct David Wilson of Wilson Associates to carry out the soil survey at a cost of £1690 plus VAT.

Reply letter received from Langley Wellingtons requesting a plan with a sketch of areas such as the Forest School overlaid on it. Unfortunately, due to the work now involved Mr Hammond has said that his firm's fees would be significantly more than originally quoted and would be approximately £2,000 plus VAT plus any disbursements

Graves: It was agreed that the PC would look at the Regulations next month.

Councillor Townsend had taken pictures of the flower vases that have been set into the ground either side of the new bench. It was agreed to write to the person who donated the seat and request that the vases are removed.

One of the whitebeam trees that was planted in memory of Norman Stephens has died and needs to be replaced. Discuss at the December meeting.

e) Closed Churchyard: Councillor Landon reported that 14 people had met in the Churchyard for 3 hours and a lot of clearing work had been done. Another date had been set for the 1 December. Discussions are on-going as to how the Churchyard would be managed next year.

The Chairman said that he had received a request from the Dean Meadows group asking if their group could carry out an evening walk mid-May time in the Churchyard. The Councillors were quite happy for a walk to take place.

f) Dementia Friendly: It was agreed that the PC would sign up to be Dementia Friendly, however it really concerns the Parish Hall, so would signpost FODDC to the Parish Hall.

9 CORRESPONDENCE: None

10 MATTERS RAISED FOR NOTIFICATION:

Northwood Green: The Parish Council had no objection to another tree being planted to mark the Queen's Jubilee.

11 DATE OF NEXT MEETING: Monday, 17 December 2018 commencing at 7.00pm.

Meeting closed at 9.30pm