

WESTBURY-ON-SEVERN PARISH COUNCIL

Minutes of the Meeting held on Monday 17 March 2014 in Westbury Parish Hall.

PRESENT: Councillors - P Brooke
P Ensor
C Evers – Chairman
D Landon
S Phelps – Vice Chairman
P Radley
M Townsend
Mrs F Wallbank – Clerk

Members of the Public: 0

1 APOLOGIES: Councillor Green, Councillor Stephens and District Councillor Edwards.

2 MINUTES OF MEETING: Minutes of the meeting held on Monday, 17 February 2014 were agreed and signed.

3 DECLARATION OF INTEREST: None.

4 PUBLIC COMMENT: None present.

5 PLANNING MATTERS

a) Applications:

Following the site inspection the following comments were sent to the FODDC

P0170/14/FUL Newland House, Northwood Green: Single storey rear and first floor side alterations and extension to dwelling.

Westbury-on-Severn Parish Council (WoSPC) has the following observations regarding this planning application. WoSPC is not opposed to the intended modification to the structure of the house above the garage. The creation of a double dormer window with a pitched roof would not detract from the dwelling. However, we are concerned about the single storey extension to the property that is also the subject of the planning application.

The proposed single storey extension with a footprint nearly half that of the existing house represents a major change to the design and appearance of the house. It amounts to a major change to the visual appearance of the house that in many ways deviates from the style of the other properties present within the village settlement. It presents a disproportionate image, its proximity to the property boundary and its visual impact on the adjacent property are not good features of the design. While the height of the extension's eaves are shown as being only approx. 2.4 metres above ground level, the ridge height of the lantern roof will be 4.3 metres, and with its 9 metre long western edge only 1.2 metres from the boundary it will have a significant impact on the adjacent Danson House property and to some extent The Paddock immediately to the north of the property. Since it is to be a family room and kitchen, there must be an assumption that it will have a high occupancy factor. As a consequence there seems to be nothing preventing light from the lantern spilling over to those surrounding properties.

We accept that the National Planning Policy Framework addresses none of these matters, and that there is little in the FODDC Adopted Core Strategy other than by way of the supporting paragraphs to Policy CSP.1. Of these, in particular, para. 6.1 states “Design is crucial to the appreciation and maintenance of the local distinctiveness of the area”, and para 6.2 “All new development should make a positive contribution to an area by way of its design. It should be compatible with its surroundings and in achieving this may blend in with them, provide mitigation by way of landscaping or may provide a distinct feature.” It is WoSPC's opinion that the proposed large extension fails to meet these requirements and we therefore **object** to it.

The following applications were discussed at the meeting:

P0309/14/FUL The Paddocks, Lower Ley Lane, Minsterworth: Extension to existing garage to provide additional parking bay & leisure facilities. Change of use of associated portion of land from agricultural to residential cartilage.

Comments for the Forest of Dean District Council:

The Parish Council has **no objections** to the proposed application.

P0321/14/FUL Ley Farm, Ley Lane, Minsterworth: Erection of a cattle building

Comments for the Forest of Dean District Council:

The Parish Council has **no objections** to the proposed application.

P0243/14/FUL The Roosting Place, Elton Road, Elton: Change of use of existing holiday cottage to dwelling house with ancillary works

Comments for the Forest of Dean District Council:

The Parish Council has **no objections** to the proposed application.

b) Decisions & Appeals: None

Decisions: None

Appeals: None

c) Site Inspections: None

Any Other Planning Matters:

FODDC – Update on National Planning Practice Guidance: An email from Clive Reynolds on this matter had been circulated to all Councillors for their information.

6 FINANCIAL MATTERS:

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

b) Accounts for payment and receipts – The Councillors agreed the following payments:

Mrs F J Wallbank:

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Salary – 1- 31 March 2014	682.50		
Less tax for March	0.60		
Less NIC	<u>4.38</u>	677.52	Cheque No: 001562

Inland Revenue payments due for March

NI for PC	5.73		
NI for FJW	4.38		
Tax FJW	<u>0.60</u>	10.71	Cheque No: 001563

Hale & Co cost of 1 bag of sand

refund due to Clerk as

Needed payment on receipt of order	39.00		
	<u>VAT 7.80</u>	46.80	Cheque No: 001564

FODDC: Renewal of garden waste licence	28.00		Cheque No: 001565
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Northwood Green playing field rent	10.00		Cheque No: 001566
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Chairman's Expenses	25.00		Cheque No: 001567
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Mrs F J Wallbank: Expenses for the period

September '13-March '14:

Half yrs room rental 1.10.13 –31.3.14	50.00		
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¼ year's telephone rent	36.00
Traveling expenses	0.00
Tel/broadband calls (£5 per month)	30.00
Photocopying expenses	8.90
Petty Cash	12.90

Minsterworth Parish Council:

Contribution towards

Cost of printer cartridges. Total £49.70 split

Between the three Parish Councils 16.57

Contribution towards cost of paper

Total: £24.90 split between three

Parish Council 8.30 162.67 Cheque No: 001568

Ilex Garden Services: First cut of the season 641.76 Cheque No: 001569

Accounts for Payment **£1602.46**

Receipts

M S Watkins: Fees in connection with the

Burial of the late Bridget Mary King 300.00

And

Internment of ashes for the late

Violet Prudence Davies 80.00 380.00

Total Receipts **£380.00**

7 GAPTC/NALC MATTERS: Following a Management Meeting Councillor Evers reported as follows:

- Going back to the same auditors as last year
- New President elect will be announced at the AGM which will be held on the 16 July and will take over at that meeting.
- The idea of the merging of services with other Counties had been shelved.
- Possibility of the creation of some new parishes offers hope of additional income for GAPTC.
- Gloucestershire Training Partnership is not expecting as much take up this year but it is predicted it will have a busy year next year due to the elections follow-on.
- GAPTC is currently helping those councils that have elections this year.
- The Quality Council Status revisions are on "ice" – if revived they may introduce a 3 tier Quality Council Status arrangement.
- It is proposed to alter GAPTC from a 2 committees to 1 committee arrangement. If agreed, a modified constitution will go to AGM
- Looking at on line banking for Parish and Town Councils. More information will be published shortly.

8 MATTERS ARISING:

a) Play Area: Councillor Landon said that there was a branch of a tree on the other side of the play area fence that was hanging down. Councillor Radley said he would have a look at it. Councillor Townsend said that the picnic table still required attention. Clerk to send a reminder to the group that volunteered to sand it down, etc.

b) Highway Matters:

A48 Meeting: Councillor Phelps reported:

- Future meetings would be held at Lydney Fire Station as they had offered use of their facilities

for nothing.

- He had received the road safety figures for the period February '13-'14. There had been 4 fatalities on the A48 Chepstow-Highnam, 7 serious casualties and 22 slight casualties.
- At a recent County Council Scrutiny Committee meeting several representatives from the A48 Meeting group including Fiona Thomas and County Councillors attended to discuss the problem of congestion on the A48.

Jordan's Hill Bridge/Railway: Councillor Phelps said that he had been interviewed on Radio Glos about this matter and Network Rail did not wish to be interviewed. The Chairman said he came across very well. Councillor Stephens had been interviewed by The Forester. Councillor Phelps had found out that there had only been two minor incidents which had been reported to the police.

A48 ponding by Chaxhill Hill Farm: Nothing to report, but there is still a problem.

Flooding Strand Lane: The Chairman asked Councillor Landon if there had been any improvements in the area as he knew some works had taken place to try and help resolve the problem of prolonged standing water. Councillor Landon said that the problem outside Box Bush Farm had definitely been resolved and agreed to keep an "eye" on The Strand area.

Flooding outside The Glen, Adsett Lane: Mr Watkins from Glos Highways had arranged for the blocked ditch to be dug out. However this had not solved the flooding problem and apparently there are other causal factors. Clerk to email Mr Watkins to obtain an update.

St John's Point: Nothing further to report.

Grange Court Road from the Junction Pub to the Top of the Hill: Nothing further to report.

Grange Court Road/PSW Metals: The Clerk reported that she had spoken with Mr Davies and had circulated his email to the Councillors. Local Councillors reported that there was a definite improvement and were extremely grateful for Mr Watkins co-operation and asked the Clerk to send a "thank you" email.

Chaxhill Bus Stop: Nothing reported.

Exposed Cable on Grange Court Road: Councillor Brooke reported that it was a BT cable that was exposed. This could be affecting broadband speeds in Northwood Green due to lack of good conductivity as the cable was full of water.

Highway Problems around the Parish: The Chairman said that rather than raise these all individually, it would be a good idea if Councillors took a map of the area and highlighted on it the various problems and bring it back to the April meeting – e.g. potholes, edge of roads crumbling away, etc.

Minsterworth Parish Council: Late on the A48/A40 due to traffic congestion: The email together with Minsterworth Parish Council's (MPC) response to A40 improvements had been circulated to all Councillors. Councillors felt that some of the suggested proposals would make matters worse and were not in agreement with MPC. The Chairman felt that unless an up to date comprehensive without bias traffic survey is conducted and the data independently analysed and made available to them, there was no way Parish Councils could recommend what works on the A40 would improve traffic congestion. Councillors did not feel that a third river crossing would be the answer.

c) Footpaths: Councillor Townsend reported:

- He attended the meeting at Shire Hall with the new contractors – Amey.
- Hundreds of trees blown down in Ley Park – notices have been erected warning walkers to "be careful"

d) Emergency Planning: Councillor Brooke reported the following:

- The Government had requested District Councils to submit a list of flooded properties – this had been done.
- Looking at arranging a visit to the "Skillszone Houses" at Gloucester on the 10 June 2014 to teach home owners how to recognise dangerous situations and stay safe especially with regards to flooding. This will be open to 16 people and there will be no charge. Councillor Brooke agreed to email those people on her contacts list who have experienced flooding and

possible flooding in the last two months to see if they are interested in attending.

- Trying to arrange a meeting with the people who are interested in being volunteers – looking at a date of 15 April and she invited Councillors to be present.
- Following last month's meeting the Clerk had arranged for a bag of sand to be delivered to The Coalyard. Also the FODDC offered several Parish Councils along the Severn the opportunity to have a bag of sand and 50 sandbags delivered to the Parish for use by residents due to the high tides predicted at the end of February/beginning of March. The Parish Council accepted the FODDC's offer and again these were delivered to the Coalyard. Several local residents kindly helped Councillors to fill sandbags and those that required bags were able to take them. There was one unused bag of sand left and a number of spare bags that Councillor Townsend said he would keep at his home for use in September.
- The Chairman and Councillor Brooke said that a lot had been learnt during the last couple of months and this information would be fed into the Emergency Plan.

e) Burial Ground – Tree: Councillor Landon said that she had a report that there was a tree in the Burial Ground that was flexing quite significantly in the recent high winds. It was agreed that Councillor Landon would obtain a picture of the “offending” tree so this matter could be investigated further.

Planting of trees: Councillor Phelps reported that he had made enquiries into the possibility of getting a grant to plant further trees. A discussion took place on this matter and due to the strict criteria attached to receiving such a grant it was decided just to purchase several trees and arrange for these to be planted in the Burial Ground as replacements following the removal of the conifer trees.

9 CORRESPONDENCE:

a) GCC: Village Green Registration of Land Off Colchester Close: The Clerk reported that GCC had officially registered the land as a Village Green.

b) Minsterworth Parish Council: Late on the A48/A40 due to traffic congestion: This matter was discussed under Highways.

Any Other Correspondence:

The Chairman read out an email from Councillor Edwards in which she stated that the budget had been accepted by Full Council; car parking charges remain the same; boar cull to be investigated; County Economic Plan and Growth deal accepted by Cabinet; delegated authority given to Peter Hibberd in consultation with the leader of the Council to endorse submission by GFirst to Government.

10 MATTERS RAISED FOR NOTIFICATION:

Tree Closed Churchyard: Councillor Townsend reported that Mr Hayward had sawn up the main part of the fallen tree and taken away the wood but left some brash to be burnt. Councillor Stephens to have a bonfire in the better weather.

Request for Street Light at Flaxley School Rooms: The Clerk reported that she had received an email from Mrs Hughes informing the Parish Council that as they do not have sufficient funds to cover the cost of supplying a light as quoted by Gloucestershire Highways.

Bus Shelter Risk Assessment: The Clerk said that she had sent out the bus shelter risk assessment forms and would be grateful if these could be completed and returned by Thursday, 17 April 2014.

Drs Surgery: The Chairman said that the problems had not been resolved. Clerk to contact Niki Holmes at NHS England for an update.

Telephone Kiosk Walmore Hill: Put on next month's agenda.

11 DATE OF NEXT MEETING: TUESDAY, 22 April 2014.

The Chairman closed the meeting at 8.55pm.