

MINUTES OF THE PARISH COUNCIL MEETING HELD ON 6 JANUARY 2004 IN THE VILLAGE HALL

Present: Councillors C Dickinson (Chairman), J Hobson, L Wilcox, C Prout, H Targett (Clerk)

REF

ACTION

OPEN FORUM

The following residents expressed their views regarding the proposed development of six dwellings at The Lanterns, The Street and associated traffic calming scheme.

Mrs Hobbs expressed the view that there were plenty of other sites, which could be used for development apart from the one proposed, which would incur no other expense. She also pointed out that her own application to build one dwelling on her land had been refused, this proposal involved six dwellings.

Mr W. Bazett commented that the buildings proposed were too high and would overlook neighbouring properties. The traffic calming scheme would represent urbanisation of the village.

Mr J. Carter, (landlord at the Fox and Hounds public house) felt that the proposals would be detrimental to his business. The proposed entrance is sited almost opposite to the main pub entrance, which is used by lorries delivering. He felt that the aesthetics of the village should not be changed to suit a developer.

Mrs J. Ashman expressed the view that there was not enough street lighting. Cars currently parking in The Street would be pushed up further towards the bend, if the traffic calming proposal was in place.

Mrs A. Butt enquired if the number of houses proposed to be built would increase if the traffic calming scheme was approved. The general feeling was that the number would increase.

Mr D. Randall expressed concern that if the traffic calming scheme went ahead it would be very difficult for agricultural vehicles, particularly combine harvesters to get through, due to narrowing of the road. Access was already blocked at Upthorpe due to a similar scheme.

Mr R. Carter commented that he was not opposed to the development, but was opposed to a pinch point being put into The Street.

Mr E. C. Billett felt that three storey houses were unsuitable for the village.

Mr D. George enquired whether new drainage would be necessary if the proposed development went ahead, as there were already problems with flooding in the village.

Mrs F. Randall expressed the view that if the pinch point in the road was put in place first, during construction of the development, lorries would be parking out on the road. A 30mph speed limit was already in force calming traffic.

Mr E. Lees commented that the proposed narrowing in the road could cause access problems for emergency vehicles. Maintenance of the new scheme would also incur capital and revenue costs. If other sites in the village were proposed to be developed

would they also need traffic calming schemes? The current proposed traffic calming scheme could set a precedent.

Mr A. Lousada expressed the view that the value of the proposed houses would come in at much higher than the village needed. The Parish Plan results might give a good indication as to what people in the village want.

Mr T. Bahcheli made the point that residents have the right to try and maximise their assets by development. Villages change, young people will need housing. We must not close our eyes to development, but starter homes were needed, not this type of property. Regarding the traffic calming scheme, the village had recently won two awards, the proposal would change the aesthetic look of the village. If cheaper starter homes were proposed that would be acceptable, but not those which were currently proposed.

Mr D. Billett stated that his property is next door to the proposed site, and if the development went ahead, cars would be parking thirty feet from his house. There would be more noise and more pollution. There were also fewer car parking spaces at the Fox and Hounds now, meaning more cars parking out on the road. The height of the proposed housing was also an issue and the site was not appropriate.

Mr D. Hunt felt that the site was inappropriate being opposite the pub. The access road was also inappropriate.

Mr P. Cheshire stated that three cars are often parked outside his house and that visibility currently was not good.

Mr D. Hayward felt that the proposals were only serving the interests of the developer and they would inconvenience everyone. The proposals were not appropriate for the village.

Mrs Y. Billett pointed out that the access to Cherry Tree House could not be seen on the plans, but the residents of the property would be affected by a narrowing in the road.

District Councillor – Janet Wood

Janet reported that Stroud District housing tenants had rejected the transfer of housing stock to Hill and Vale Housing Association. She felt that some areas of the consultative process had been handled badly. She herself was a supporter of the transfer. The tenants have made their decision, but it will only hold for a year and then the process will have to start all over again. SDC will attempt to give their tenants as good a service as possible in the meantime.

County Councillor – Margaret Nolder

County services were currently heavily involved in the budget setting process, which was proving to be a difficult job. The task is to try and keep council tax increases as low as possible and still provide quality services. Margaret would take the views expressed previously about the Lanterns' associated traffic calming scheme, back to the Highways Department at GCC.

190/04 **Declarations of Interest by Councillors**

There were no declarations of interest.

191/04 **Apologies**

Apologies had been received from Cllr Poole and Cllr Chalmers.

192/04 **Planning**

Council discussed:

- a) S.03/1706 The Lanterns, The Street. Erection of six dwellings and associated traffic calming scheme.

The Chairman distributed a report to Councillors, which was then read out. Cllr Prout proposed objection to the development and the traffic calming scheme; seconded by Cllr Wilcox; all in favour. (Chairman's report attached as Appendix 1)

- b) S.03/CO304/FUL/21629 Fox House, Fox & Hounds, The Street. Formation of new vehicular and pedestrian access.

Correspondence from Mr M. Snook, Chartered Town Planner, was read out on behalf of Mr J. Carter, the applicant. The Council objected to the proposal. Proposed Cllr Hobson; seconded Cllr Prout; all in favour.

S.03/CO441/COU/18904 Pinnells End Farm. Change of use from barns to dwelling.

Council supported the application. Proposed Cllr Dickinson; seconded Cllr Prout; all in favour.

193/04 **Matters Arising**

District Cllr Janet Wood, reported that a concession was proposed with regards the proposed building of two affordable dwellings at Trenley Road. A 2m high fence would be erected affording privacy to 4, Severn View.

- 194/04 **Minutes** of the meeting held on 2 December 2003 were approved as being a true and correct record by those present at the meeting. Proposed Cllr Prout; seconded Cllr Hobson; all in favour.

195/04 **Accounts**

- a) The following monies were received:

Langtree Trust	£250.00	Little Green Bus Donation
Fox & Hounds	45.00	Newsletter Advertisement
Ron Plumb	45.00	Newsletter Advertisement
Village Of The Year	1500.00	Prize Money
Wayleaves	54.32	Annual Payment
Countryside Agency	1768.37	Parish Plan
Everhot	45.00	Newsletter Advertisement
Coaley Rovers	100.00	Rec. Field Contribution

Payments for authorisation:

Colin Hoskins Mini Coaches	£210.20	Little Green Bus – Dec 2003
Profile	176.00	Newsletter Dec/Jan
Profile	223.25	Parish Plan Questionnaires
H R Targett	288.20	Clerk's salary (Dec 2003)

Accounts approved by Council. Proposed Cllr Prout; seconded Cllr Wilcox; all in favour.

b) The Third Quarter's Income and Expenditure Report to December 31st 2003 was presented to the Council.

Items for discussion**Co-option of new Parish Councillor**

196/04

The vacancy for a new Parish Councillor had arisen due to the resignation of Cllr Marion Burgess. The statutory notices of the casual vacancy had been displayed for the statutory length of time. No election for the vacancy had been called, therefore the Electoral Services Officer at SDC had given written permission for the vacancy to be filled by co-option. Parish Council notices advertising the vacancy and inviting candidates to come forward had been displayed for two weeks, the closing date being 2 January 2004. Laurence Bryant was the sole candidate to come forward. The Chairman ensured that the Councillors present were agreeable to a show of hands vote to elect a new Councillor. All were in agreement. Thus Laurence Bryant was proposed as the new Councillor by Cllr Hobson; seconded Cllr Wilcox; all in favour. Laurence Bryant was then welcomed as a Parish Councillor and joined the Council. He immediately signed the declaration of acceptance of office and agreed to be guided by the National Code of Local Government Conduct. A declaration of interest form was provided, completed by Cllr Bryant and returned to the Clerk.

Village Of The Year Competition

197/04

The Chairman distributed a report to Councillors. Coaley had not been the overall winner in the competition for 2003, but had won the youth category award in the final round. The Clerk updated Council on the requests received so far for donations from the prize money fund.

Parish Plan Update

198/04

The Chairman distributed a report to Councillors. The current position was that questionnaires had gone out to every household in the village, some 75% of which had been completed and returned. The questionnaires were to be delivered to the GRCC for analysis, which would take place during January and early February. A report would then be produced and would be presented at the Parish Council Annual Assembly planned for April.

Highways repairs and maintenance

199/04

Cllr Prout was due to conduct one of his regular tours of the village with David Portlock of GCC Highways Department. Cllr Prout was requested to remind Mr Portlock of the Council's enquiry regarding white line marking at Lapley Bridge. County Councillor Margaret Nolder reported that the budget for Highways for the next

financial year did not look very promising at present.

The new 30mph signage was now in place in the village. The number 30 was due to be marked on the road at several sites in the village in white lining, within a roundel, also in white lining.

200/04 **Allotments Check**

Cllr Prout had produced his report for December 2003. Cllr Prout explained to the members of the public present why the checks were necessary. Cllr Bryant thought that there might be a dead elm tree within the Lapley allotment and so he would investigate.

201/04 **Village maintenance**

A sign missing from the play area, adjacent to the Village Hall, had been retrieved by the Chairman from the Village Hall roof. Cllr Wilcox agreed to re-fix the notice.

Ken Webb had repaired the Far Green notice board. A Parish Council notice had been displayed informing of the Council's intent to pursue legal action if any further damaging or defacing of the board took place.

Joy John the parish litter picker, had informed the Clerk that the stream at the bottom of the recreation field was full of litter, including bottle and cans. The Clerk was instructed to acquire permission from Mr M. Griffiths the landowner, to permit a working party to clear out the debris.

The post box situated at the bottom of Tickshill had been stolen over the Christmas period. Royal Mail was aware and the post box was scheduled for replacement.

Cllr Wilcox remarked on a fence that had appeared behind Wisteria House, appearing to extend the garden out into the field. The field belongs to GCC and if a change of use from agricultural to residential use had occurred, notification was required.

A theft of a car had recently occurred in the village.

Residents present at the meeting, Mr D. Hunt and Mrs Coleman drew the Council's attention to a pothole in the pavement immediately outside the Village Hall gates.

202/04 **Footpaths Map**

Cllr Wilcox reported that a meeting had taken place involving herself, the Clerk and John Lane of GCC Public Rights Of Way. A footpaths map for Coaley would hopefully come to fruition. The project was in its preliminary stages. The end result would depend on the funding available. Landowners may need to be contacted in the process.

203/04 **Quality Parish Status**

The Clerk updated Council on the Quality Parish Status initiative, having attended a regional conference on the issue. In the Clerk's opinion, although no immediate benefits would be apparent, achieving the status would stand the Council in good stead to weather any future changes in local government policy, proposed for the next five to ten years. It was the Clerk's view that if the Council did not undertake to apply for the status voluntarily that it might be forced upon Councils at a later stage.

**CLLR
WILCOX**

CLERK

204/04 **Coaley Scrapbook**

The Chairman reported that Mrs P. Bozworth already keeps a scrapbook of events in Coaley. Mr. R. Wilson, who was present at the meeting, informed the Council that he deposits reports at the County Council archives. Cllr Hobson suggested that a record should be kept of all that happens in Coaley in a year. A sub committee to be set up to investigate the best way of taking the project forward.

205/04 **Correspondence received**

A letter had been received from Mrs S. Childs regarding the current review of Gloucestershire schools. The Council made no comment.

The GAPTC informed that there was one vacancy on the GAPTC county committee for the Stroud District area. No Councillors felt able to put their name forward.

The Gloucestershire Playing Fields Association is to hold a Community Play and Sport Conference on 30 March 2004 at British Energy in Gloucester. Cllr Wilcox to attend.

Vale Vision will hold a community meeting on 7 February 2004 at the Community Centre, Dursley. Cllr Dickinson to attend.

Correspondence had been received from The Minister for Rural Affairs, Alun Michael in his capacity as Minister for the Horse. A small team had been designated to promote close working relations and communication with equine interests in England. Horse passports were referred to, coming in to effect from 30 June 2004.

The Ragwort Control Act comes into force in February 2004, which will help protect horses from the potentially fatal consequences of ragwort poisoning.

A letter had been received from Coaley resident, Mr O. Goring, explaining some of his views about the village. The Council made no comment.

Correspondence received since agenda published

206/04

There had been no further correspondence.

Matters for forward consideration

207/04

Village Of The Year prize money allocation

Annual Assembly date needs to be fixed.

Quality Parish Status.

Village footpaths map.

The Clerk's probationary period ends on the 31st January 2004

Litter wardens.

A resident present, informed Council that when the recycling lorry collects, whilst operatives are emptying the boxes, some of the contents have been known to fall back onto the ground causing a litter problem. The Clerk was instructed to write to the relevant department, bringing this issue to their attention.

CLERK

Items for press release and publication on the web site

208/04

The usual minutes to appear on the website.

Date of next meeting

209/04

Tuesday 3 February 2004

The meeting closed at 9.15pm.