

MINUTES OF THE PARISH COUNCIL MEETING HELD ON **1 April 2003** IN THE JUBILEE ROOM OF THE VILLAGE HALL

Present: Councillors C Dickinson (Chairman), J Hobson, D Chalmers, L Wilcox, C Prout, D Poole, M Burgess (part), S Smith (Clerk)

REF

ACTION

OPEN FORUM

Residents adjacent to the Lanterns site gave their views on the revised plans, having seen them prior to the meeting. There were no comments in support of the development. The following concerns and objections were raised:

- 1 Height of the terrace of 3 houses fronting The Street; roof lights preferred instead of dormer windows; height should be reduced to match neighbouring terraces
- 2 Too many dwellings in a small space; not the correct mix of housing
- 3 Air and noise pollution both during and after construction; light pollution from parking area at rear of Coach House after construction
- 4 Loss of privacy for neighbours
- 5 Parking problems anticipated
- 6 Entrance to the development being opposite the pub could also be hazardous

The overall opinion of those speaking was that the plans under consideration were not the right sort of development for Coaley. None of the proposed houses would be affordable to young families and there would be no benefit to Coaley School in allowing the proposal to go ahead.

Mrs Tong added her support to the comments made about the Lanterns site. She enquired if any money was available from GCC for road repairs in Coaley this year, drawing attention to the spine road into The Close and pavements in general.

Residents either side of West Winds, Far Green drew Council's attention to the planning application for an extension at that property. They objected to the plans under discussion due to the overbearing and adverse effect on outlook and loss of daylight from one side and the very material increase in built form if the extension were allowed.

The applicant at West Winds addressed Council and advised that following refusal of permission on appeal to the Planning Inspectorate, account had been taken of recommendations given by the appeal inspector. The height of the proposed extension had been reduced and the perceived loss of light had been dealt with by part of the new build being single storey.

In view of the comments expressed by residents earlier in the Forum, District Cllr Wood requested that representations on planning matters be given to her. Following a meeting held to discuss affordable housing in Coaley, it was learnt subsequently that a Central Government grant to the Housing Corporation was cut. However, she explained that if a suitable scheme were agreed it could be executed within a partnership of 3 other District Councils under a Rural Partnership scheme. Details of the consultation process currently being undertaken with tenants of Council owned housing were given.

01/04 **Declarations of Interest by Councillors**

Cllr Chalmers declared an interest in the matter of planning application S.02/170 Lanterns, The Street

Cllr Hobson declared an interest in the matter of Parish Council grants in relation to an application made by the Coaley Village Hall Management Committee only.

Cllr Prout declared an interest in the matter of Parish Council grants in relation to an application made by Coaley Church.

02/04 **Apologies** were received from Cllr Burgess, who would be late arriving at the meeting, and County Cllr Nolder. District Cllr Wood, and 10 parishioners attended the meeting.

03/04 **Minutes** of the meeting held on 4 March 2003 were approved as a true and correct record by those present at the meeting. Proposed Cllr Poole; seconded Cllr Hobson and agreed by all.

Cllr Burgess arrived at the meeting

04/04 **Matters Arising**

Minute 250/03 Traffic Calming. Cllr Poole reported on action taken regarding parking outside school. PC Croot was aware of the problem but drew attention to the fact that it is not an offence to park on zig zag lines. He would however monitor the situation and take appropriate action.

Minute 251/03 Annual Assembly 2003. Date had been fixed for Tuesday 29 April at 7pm in the Village Hall.

05/04 **Planning**

Council discussed:

- a) S.03/317 Flowers Orchard, Garter Court – erection of 2 storey side extension and rear conservatory

Cllr Chalmers proposed that Council support the application; seconded Cllr Wilcox. 6 votes in favour, 1 abstention.

- b) S.03/413 The Leigh, The Ham – erection of new garage with games room over.

Cllr Dickinson proposed that Council support the application provided the room above is not used for accommodation and that neighbours are not overlooked from the steps outside; seconded Cllr Poole, all in favour.

- c) S.03/427 West Winds, Far Green – erection of 2 storey extension

Cllr Chalmers proposed that Council neither support nor object; seconded Cllr Wilcox. Comments: single storey extension should be brought further back from boundary with Little Tumps; attempts to address concerns from previous application refused on appeal were acknowledged however proposed extension will still have dominant effect on adjoining gardens.

6 votes in favour, 1 against.

- d) S.02/1750 Lanterns, The Street – erection of 8 dwellings with associated works (revised plans)

Cllr Hobson proposed that the application should be rejected stating that the reasons were enshrined within the policies of the SDC Local Plan, in particular policies H16 and G1; seconded Cllr Poole. All in favour.

Cllr Poole left the meeting.

Council received permission for:

- a) S.03/66 The Leigh, The Ham – change of use from agricultural to domestic and construction of all weather tennis court and post and mesh

Conditions attached to the permissions were summarised at the meeting.

Council received refusal for:

- a) S.03/71 Sage Cottage, Far Green – erection of 4 lights at height of 4.2m above manège to rear of property

Reasons for refusal were read out.

06/04 **Accounts**

Income and Expenditure reports for the year ended 31 March 2003 were received by Council.

The appointment of an internal auditor to review the 2002/03 accounts was discussed. In view of the requirement for the auditor to be detached from the Parish Council it was felt inappropriate that Mr Black of Lanterns, The Street be asked to carry out the task. The Chairman agreed to approach Mr Hall of The Firs, Westend.

CD

07/04 **Correspondence**

- a) SDC New Cultural Framework 2003-2006. Stage One consultation draft
Cllr Prout agreed to review and comment by 2 May 2003.

CP

An envelope of magazines and journals was circulated amongst Councillors. It was agreed that the Chairman should have his own copy of Clerks & Councils Direct to be funded from the Chairman's Allowance.

Clerk

08/04 **Correspondence received since agenda issued**

There were no items for consideration

09/04 **Highways Repair and Maintenance**

Cllr Prout reported that at a meeting with Mr Portlock in the next 10 days the following items would be drawn to his attention: Lapley Lane resurfacing, cattle crossing at Waterend Farm, stagnant water in ditch approaching Coaley Mill, making good passing places in Peak Lane and use of Peak Lane by heavy goods vehicles. The question of a weight restriction for the lane would be followed up within another department of GCC. It was noted that culverting work had been carried out in Elmcote Lane but without heavy rainfall it was difficult to tell whether the flooding problem had been resolved. Following the previous meeting the Clerk had carried out an informal traffic survey at Lapley to see the extent of traffic using this as a route to and from Cam. The results were surprising with over 98 vehicle movements during a period of 1½ hours over two consecutive days. This information had been communicated to Mrs Kirkham at GCC along with a summary of Council's concerns over closure of the road at Ford Farm bridge and the proposal to use Elmcote Lane as the diversionary route. The response from GCC had not been helpful. The proposal to even out the bend in the road had already been considered and dismissed. GCC were still proceeding with Elmcote Lane as an alternative route.

CP

Clerk

It was agreed that County Cllr Nolder should be asked to vigorously pursue the points put to Mrs Kirkham as the reply would seem to indicate that she had not addressed any of the issues other than to implement a formal traffic survey. It was suggested that the reason for requiring culverting work at Ford Farm bridge was to accommodate increased water on the River Cam caused by surface water drainage at the housing development on Listers site in Dursley. Cllr Chalmers proposed that the developer be invited to contribute towards the cost of keeping the road open.

Cllr Prout to attend local highway maintenance meeting at Whitminster on 23 April.

Footpath report CCO48 – stile at the junction with Trenley Road had been repaired by the landowner.

10/04 **Village Maintenance**

The Clerk reported that the limb from the tree in churchyard located in the Parish Council carpark remained in place despite a request to the Tree Warden to remove it. The Chairman agreed to offer it to someone with a woodburning stove.

CD

The date fixed for the Bledisloe Cup working party to blitz the route was Saturday 17 May at 10am meeting in the Village Hall carpark. The Chairman gave details of the Calor Gas Village of the Year competition, which he had entered on behalf of Coaley.

Cllr Wilcox pointed out that Coaley Crew would be undertaking a scavenger hunt prior to Bledisloe.

Overhanging hedges – Cllr Poole’s report of his tour of the village was given in his absence. He had examined hedge egress and concluded that there was only one property where this was a problem. The Clerk had not spoken with the owner of Little Paddocks in view of the impending newsletter article drawing attention to the issue.

11/04 **Parish Plan meetings – 8 & 29 March 2003**

The Chairman gave an update on how the initial meeting was conducted and the follow up meeting of the Steering Group. Two further meetings had been arranged and the Chairman was confident that reasonable progress would be demonstrated in time for the presentation to the Annual Assembly.

12/04 **Affordable Housing in Coaley**

The Chairman and Clerk attended a meeting convened at the offices of SDC with representatives of the Housing and Planning departments. Also in attendance were Lesley Archer, Rural Housing Enabler and representatives from the County Council, Gloucestershire Housing Association and others with an interest in Coaley. The SDC owned site adjacent to Severn View in Trenley Road was proposed once again as being suitable for 2 dwellings and the Housing Association agreed to prepare a feasibility study on the site. Another site on GCC owned land adjacent to Coaley School was put forward as a possibility if further land were required. A further meeting would be convened once the feasibility study was available.

13/04 **Report on Meeting with Coaley School Council 5 March 2003**

Cllrs Wilcox & Burgess reported on their visit to School where they viewed the children holding their Council meeting. It was noted that the meeting was very democratic with older children deferring to the younger ones. Cllrs Wilcox & Burgess reported back the Parish Council’s decisions on the points raised by the young people at the February meeting. They were asked to produce a sign for Council to approve relating to ‘no parking’ outside the school.

14/04 **Wheeled Sports Facilities on Jubilee Field at Cam**

Cllr Wilcox reported on a meeting of the joint parish steering group held on 24 March. The joint parish bid to SDC had been accepted and £15,000 awarded from the Themed Grants programme. Cam Parish Council had reserved £20,000 towards the project. The balance of the funding required had been requested from grant making bodies including the Countryside Agency. However, the agency required evidence of real Parish Council support from surrounding parishes and this meant financial.

Cllr Chalmers proposed that £400 be put towards the fund; seconded by Cllr Burgess.

All in favour.

Also required was evidence of community support for the project and circulars would be in the next newsletter inviting residents to give their comments. An informal survey of young people in Coaley had been submitted prior to the meeting.

Cllr Wilcox advised that more representatives were required for the Steering Group particularly parents to support the younger reps.

15/04 **Little Green Bus**

Cllr Prout reported on the most recent meeting of the joint Parish Steering Group held on 31 March at the Coaley Parish Council office. Passenger numbers remain fairly consistent at 140 - 150 per month. A fare increase in November to 70p per journey had not deterred any of the regular users of the service. Operator costs had increased and it was agreed to run the bus at a cost of £65 per day, an increase of £5. Greater publicity was required and it was agreed that a flyer should go around the schools in Coaley, Cam and Slimbridge to encourage use of the bus during the school holidays. More advertising was required at The Patch in Slimbridge to raise awareness amongst boating people. Colin Hoskins had produced his own bus stop sign for use at the Co-op. There would be no further increase in fares for the time being and the Co-op would be consulted before any future increase to ensure their continued participation in the refund scheme. The next meeting was scheduled for 22 September in Cam. It was noted that funding from the Countryside Agency expires in 12 months time.

16/04 **Parish Council Grants 2003/04**

Following a review of the year end accounts, the Clerk gave an update on the amount available for distribution. The Chairman proposed that all applicants receive something. Cllr Wilcox declared an interest in the matter in relation to an application made by Coaley Crew.

The following amounts were proposed and agreed:

CoSPA	£400	All in favour
Church	£500	4 votes in favour; 1 against
Coaley Crew	£300	All in favour
Playgroup	Nil	To submit a new application
Village Hall	£500	4 votes in favour, 1 against
CADS	£300	4 votes in favour, 1 abstention

17/04 **Matters for Forward Consideration**

There were no matters for forward consideration

18/04 **Items for Press Release and publication on the website.**

Council agreed to publish on the website minutes of meeting held on 4 March 2003 with the exception of minute number 244/03 relating to accounts.

Cllr Hobson requested copies of the last 3 newsletters in PDF format for display on the website.

Coaley's involvement in the wheeled sports facility at Cam

JH

Clerk

Clerk

19/04 **Date of next meetings**

Tuesday 29 April 2003 Annual Assembly
Tuesday 6 May 2003

The Clerk left the meeting at 10.15pm. The following minutes were taken by the Chairman

20/04 **Terms & Conditions of Employment 2003-2004 Parish Clerk**

Colin Dickinson
1/4/03

The meeting closed at 10.45pm