

AMPNEY CRUCIS PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 8 JANUARY 2018 IN THE VILLAGE HALL, AMPNEY CRUCIS.

Present: Councillors Rosanna Armitage, Doug Crook, David Hardy, Neil Holt, Andrew Raphael, Tracy Oosthuizen and Tony Williams.

Presiding: Councillor Neil Holt

Clerk: Jayne Webster

Also present: Janet Campbell, Barbara and John Fullick, Harold Stevens, District Councillor David Fowles and County Councillor Shaun Parsons (part of meeting).

1. Apologies for absence

None.

2. Declaration of interests and gifts or hospitality given or received

None.

3. Minutes of the meeting held on 13 November 2017

Resolution 01/18 *The Chairman proposed and the Parish Council resolved that the minutes of the meeting held on 13 November 2017, be signed and adopted.*

4. Matters arising from the meeting held on 13 November 2017

4.1 The Chairman reported that Councillor Oosthuizen's details have been sent to CDC.

5. Reports from County and District Councillors

District Councillor Fowles reported that the Chesterton Development was going before the Full Council on 16th January. He confirmed that the Chesterton Plan was embedded in the Local Plan and rumours that CDC have met their target for new housing is not true. However, he agreed to obtain the latest accurate figures of houses already built or for which outline or specific planning permissions are current across the Cotswold District in the period since the start of the 2011-2031 target period.

He also advised that works had commenced on the Brewery Court Development that had been approved some three years ago. The scheme is expected to include a cinema complex, student accommodation, shops, restaurants and a public space.

In addition, the new layout of the Market Place is under review, in particular the issues regarding traffic flow.

The Parking Board have confirmed that there are future plans to replace the existing Waterloo car park with a multi-storey car park but in the interim they will need to look at alternatives and street parking.

Lastly, Councillor Fowles advised that there is an ambition to commemorate the end of the First World War by forming a human poppy, made up of young people representing every young man, who was killed from Cirencester and the surrounding areas, and their mother, wife or girlfriend.

County Councillor Parsons had nothing to add or report.

6. Questions from the public

Mr Stevens asked whether there was planning permission to develop the grain dryer along Backs Lane (formerly known as Lannocks Lane). The Chairman advised that a planning application had been received to demolish 2 agricultural buildings and construct 3 dwellings (see item 7.2).

Mr Stevens, who is very kindly making a new notice board for siting at the Burial Ground in memory of Gerald Gaden, also advised that he would have one side locked for Parish Council notices and one side left open for other village notices.

7. Planning matters

7.1 Decisions

766	17/03969/FUL	Quarme Cottage	Single storey extension	CDC Permit
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768	c/17/01099/STC	Licensing application	Fish and chip van	License issued Nov 2017
770	17/04320/FUL	6 Donkey Field	Increase ridge height & dormer window to rear	CDC refused
771	17/04180/HPANOT	6 Donkey Field	Prior approval – householder for erection of single storey rear extension	Prior approval given – householder

7.2 Outstanding applications

Applications previously discussed but still pending with CDC:			
731	16/02860/OUT	The Old Pump House, Siddington	Erection of 18 assisted living units
754	17/00076/OUT	Land at Siddington Park Farm	New details for Care Community – ACPC sent copy of original comments
New and revised applications:			
773	17/04895/FUL	Ampney House	Remodelling of existing out buildings and erection of 3 vehicle carport
775	17/05092/FUL	Grain Dryer and Storage at Backs Lane	Demolition of 2 agricultural buildings and construction of 3 dwellings

With regard to planning application 17/04895/FUL the Parish Council has no objections to the proposed application. There was however some discussion regarding whether the design of the carport could be more in keeping with the local architecture. Councillor Crook agreed to submit comments to CDC outlining the Parish Council's concerns, but not as an objection to the proposed scheme.

Regarding planning application 17/05092/FUL, the Chairman advised the meeting that because details of the application had only been received by the Parish Council that day, it had not been possible to include it on the Agenda. For that reason, it would not be possible for the Parish Council to reach a formal decision, but he proposed that the Parish Council should take the opportunity of discussing the application in general terms at the meeting.

Thereafter, and in view of the fact that the next scheduled meeting of the Parish Council would be well after the closing date for comments imposed by CDC, the application would have to be considered by the Parish Council over the coming days, and a response that reflected the collective view of all Councillors would be prepared. In accordance with established practice, a response would thereafter be advised to CDC.

The broad content of the application was discussed, during which the Chairman clarified that planning permission for the same site had previously been confirmed by CDC without Parish Council consultation, utilising relatively new legislation regarding conversion of redundant agricultural buildings for alternative uses. In this case, the approved conversion was for three, open market houses and it appeared that the applicant would instead prefer to demolish the agricultural buildings and construct three, new-build houses.

Discussions highlighted concerns that this application may set a precedent for further development along Backs Lane and elsewhere in Ampney Crucis and the wider Cotswold District.

The Chairman commented that the Parish Council had previously raised concerns about the capacity for Backs Lane to cope with a very significant and permanent increase in traffic (see item 9.4 page 1479 of the November 2017 minutes). In addition, the Parish Council had previously raised concerns regarding the shorter term traffic and environmental impact for the village as a whole, resulting from movements of extra and larger vehicles involved in the demolition and clearance of the site.

Notwithstanding those concerns, the Highways Department had not visited the site or commented, preferring instead to issue a standard "no action" response citing standard criteria.

The Chairman also confirmed that representations regarding those traffic impacts on Backs Lane had been made repeatedly to CDC, not only in connection with the application to convert the agricultural buildings, but also the two previously permitted semi-detached houses at the same site. On both occasions, CDC had apparently not raised those concerns with the County Highways Officer and as a consequence, those applications had not benefited from a site inspection by the Highways Officer, with

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a standard “no action” response being issued.

All Parish Councillors expressed strong concerns that the Parish Council’s representations over the capacity for Backs Lane to cope with a significant increase in traffic movements were being ignored.

Councillor Fowles said that the application highlights the concerns of the Parish Council regarding the planning process and CDC’s respect for the role of Parish Councils in general in that process. This is notwithstanding ongoing attempts by the Parish Council and Councillor Fowles to establish a meaningful dialogue with CDC on that matter.

Councillor Parsons agreed to ask the Case Officer, Andrew Moody to liaise with the Highways Department and Councillor Fowles agreed to ask Mr Moody to meet with one or more members of the Parish Council on site within the next week, to discuss concerns over this application.

The Chairman then drew to a close further discussion on this matter, pending the outcome of the actions agreed

7.3 Tree Applications

769	17/04441/TCONR	The Old Post House	Reduce height of 1 Beech tree – ACPC no objection
772	17/04969/TCONR	Crown of Crucis	Fell Maple tree – ACPC no objection
774	17/05213/TCONR	Malt House	Reduce Cedar and fell Conifer – ACPC no objection

7.4 CDC Planning Department

The Chairman reported that at the November 2017 meeting, Councillor Fowles had agreed to set up a meeting with the Parish Council and the Chairman of the Planning Committee at CDC to discuss the process by which planning application 17/0318/OPAN had been permitted by CDC, without allowing the Parish Council an opportunity to comment. In particular, the Parish Council had wanted to reinforce their strong concerns regarding the impact of increased traffic in the village, as previously expressed in connection with an earlier (permitted) application on Backs Lane.

Councillor Fowles advised that he had spoken to the Chairman of the Planning Committee and a meeting will take place between Philippa Lowe (Head of Planning) and Robin Hughes (Chairman of the Planning Committee). The Chairman reiterated the need for the meeting to take place before the deadline for commenting on application 17/05092/FUL.

Councillor Fowles recommended that all relevant communications should also be copied to Mr Geoffrey Clifton-Brown, MP.

7.5 Update and recommendations from Councillor Crook on the development of a Neighbourhood Plan

Councillor Crook advised that at the meeting in November 2017, Councillor Fowles had agreed to assist in the drafting of a question for the Planning Committee and also to ask Nigel Adams at CDC for advice.

The Parish Council had two concerns: firstly the extent to which CDC’s Planning Officers are required to pay any attention to the content of a Neighbourhood Plan and the Parish Council’s rights of recourse if a planning decision goes counter to the Neighbourhood Plan. Secondly, if a Neighbourhood Plan identified areas where the village would support development, and areas where the village would not support development, would an adopted Neighbourhood Plan effectively take precedence in determining the outcome of any applications on the unsupported areas?

The Chairman advised that his understanding is that any Neighbourhood Plan developed with the support and agreement of the village would nevertheless carry no weight until and unless it is approved by CDC and that means that CDC ultimately have a right of veto over the content of that Plan.

Councillor Fowles advised that Neighbourhood Plans were significant and did carry weight if approved by CDC. He advised that the next Planning meeting was on 14th February and suggested that when the Parish Council attend the proposed meeting with the Philippa Lowe and Robin Hughes they also talk to Nigel Adams about the wording of a question.

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NH/DF

DC/DF

DF

7.6 To review and comment on planning response procedures

The Clerk advised that there is still an issue with the active consultations box, on the CDC planning portal, which shows all applications and not just those associated with Ampney Crucis. Councillor Fowles agreed to contact Pauline Duff at CDC.

8. Highways Matters

8.1 A417 Signage – The Chairman reported that the mobile signs have been ordered and are due to be delivered the week commencing 29th January, after the posts have been installed by GCC. The Clerk agreed to submit the first monitoring form to the Police Commissioner’s Office advising of progress.

8.2 Kerb erosion on Village Street – The Chairman confirmed that GCC have programmed the restoration work to be completed during Half Term week in February 2018.

8.3 Provision of grit bins and damage to grass verges

Mrs Fullick had contacted the Chairman regarding the number of grit bins in the village. Councillor Parsons confirmed that the Parish Council would have to purchase the bins and GCC would need to approve the locations and would then fill the bins with salt. It was agreed that possible locations could include the grass verge by the Donkey Field up against the Burial Ground wall, the grass verge along School Lane adjacent to the houses beyond the school and one at Dudley Corner.

The Chairman would follow up with GCC Highways at his next meeting with Richard Gray.

9. Financial Matters

9.1 Current financial position

Resolution 02/18 *The Chairman proposed and the Parish Council resolved that the financial statements prepared by the Responsible Financial Officer should be adopted by the Council as an accurate reflection of the Council’s financial position on 28 December 2017.*

Resolution 03/18 *The Chairman proposed and the Parish Council resolved that the 2017-18 budget item, Defibrillator Replacement, for £700 should be reallocated to a new reserve fund called the Defibrillator Sinking Fund.*

Councillor Crook explained that most bank savings accounts requested an annual fee and it was agreed to leave the bank accounts as they are for the time being.

9.2 Transfer of payments

Not required.

9.3 Approval of payments

Payment made prior to the meeting was: Ampney Crucis Village Hall (£45.00).

Resolution 04/18 *The Chairman proposed and the Parish Council resolved that the above amounts, totalling £45.00, be approved and paid, including retrospective approval of payments made prior to meeting.*

9.4 To approve the budget for 2018/19

The budget for 2018 -19 is shown below:

Staff costs:	£ 5,029.04
Councillor training and expenses	£ 480.00
Village Infrastructure:	£11,230.00
Village Communications:	£ 70.00
Administration:	£ 1,205.00
Other:	£ 225.00
TOTAL	£18,239.04

JW

NH

Resolution 05/18 *The Chairman proposed and the Parish Council resolved unanimously that the above budget for 2018 -19 be approved and the precept request for £18,240.00 be sent to Cotswold District Council.*

1. *The Parish Council agreed that authorisation of expenses detailed in the budget (especially administration, Councillor training, remembrance service costs, Ampney Times expenses and website hosting) be approved.*
2. *The Parish Council agreed that provision should be made for Burial Ground works, Lych Gate, War Memorial and Praying Cross maintenance, Village Street works, provision of notice boards, grit bins and litter pickers and additional funds for future village defibrillators.*

JW

10. Burial Ground

10.1 Lych Gate – exterior: the Chairman reported that he will contact D A Cook in the next couple of months to gain a better understanding of the work and costs involved in refurbishment of the exterior woodwork.

NH

Lych Gate – interior: a working party will need to be organised at the March meeting to sort through the old filing cabinets, to identify old or redundant files for destruction.

10.2 Councillor Raphael agreed to obtain quotes for rebuilding the stone walls either side of the cut through to the extension and tree work.

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10.3 Borders at the entrance. The Chairman reported that the borders have been cleared and 2 villagers have agreed to put together a planting scheme for the new borders. In addition, £150 has been allocated for the cost of the new plants in the 2018/19 budget.

11. Village Update

11.1 Playground

Councillor Armitage advised that there was nothing to report.

11.2 Ampney Times

The reserves at 28th December 2017 are £856.58 (excluding precept allocation).

11.3 Footpaths

Councillor Hardy had nothing to report.

11.4 Preaching Cross

The Chairman confirmed that the tree works would be carried out on 21st January.

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11.5 To discuss the future of the Cricket Ground and new notice board at the entrance to the Cricket Ground.

Councillor Williams advised that the Cricket Club have sufficient funds to maintain the ground for another year. The Parish Council agreed that provision should be made in the 2019/20 budget if necessary.

12. Correspondence received

- 12.1 Email from the Smaller Authorities Audit Appointments regarding notification of the new external auditor. The Parish Council's auditor will be PKF Littlejohn LLP. Noted by the Parish Council.
- 12.2 Email from GAPTC regarding the subscription per elector for 2018/19. This has been increased to 36 pence for 2018/19, an increase of 0.38 pence per elector. Noted by the Parish Council.
- 12.3 Email from GAPTC regarding General Data Protection Regulations. NALC have advised that the Clerk is unable to act as data protection officer and would like comments regarding the idea of all Town and Parish Councils signing up to a national arrangement at approximately £300 per year. Noted by the Parish Council.
- 12.4 Email from GAPTC regarding the Local Government Finance Settlement. Noted by the Parish Council.

13. Matters outstanding

None.

14. Date, time and place of next meeting

5 March 2018 in the village hall at 7.15pm

The meeting closed at 10.00 pm.