



ashchurchruralpc@hotmail.com
01242 602384

**MINUTES OF ASHCHURCH RURAL PARISH COUNCIL PLANNING MEETING
OF 31ST OCTOBER 2016**

Present: Cllr G Shurmer (Chairman), Cllr J Hargreaves (Vice Chairman), Cllr. J Ward, Cllr A Brown, Cllr D Street, Cllr B Cook, County Cllr V. Smith, and 2 parishioners.

In attendance: Robert Stone Acting Clerk & RFO

Attendees: Richard Tilley (CGMS Ltd), and colleagues Peter Amies, & Julian Alexander
Jon Harris, Harris Ethical (NDP Advisor)
Guy Wakefield of Hunter Page Planning, & Kevin Haynes, Land Director, Bloor Homes Western

Items

Item 1	Welcome by the Chairman – Cllr Shurmer welcomed Councillors and parishioners, Jon Harris and guest speakers.
2(a) (b)	Apologies for absence - Cllr D Garnett gave his apologies as he was attending a training course. Declarations of Interest - None
3	<p>Public session</p> <ul style="list-style-type: none"> i) Presentation on the proposed residential development of 900 homes at Fiddington <ul style="list-style-type: none"> - <u>Richard Tilley</u>, Director of RPS of CGMS Ltd, spoke about plans for a new centre, green space, and potential primary school. (<i>See outline of the proposed development at Appendix A.</i>) Design considerations included: a mix of housing; a small retail centre, one main spine road with access to the A46, railway station and motorway from the retail scheme; playing pitches and green open space; and a bund along the M5 to alleviate traffic noise. Whilst the proposal had not been included in the Joint Core Strategy (JCS) the application would be revisited with a view to it being considered by Tewkesbury BC. - <u>Peter Amies</u> of Phoenix Design Partnership outlined the drainage and flood risk issues. The site was categorised as Flood Risk 1, and as such suitable for development with a 1 in 1000 year risk of flooding. The levels of houses were to be set 1.6m above flood level. The access road would have a bridge and the road raised above the flood plain. Provision would be made for surface water run off to go to ponds which would hold 18,000 cubic meters of water. The risk assessment would make allowance for extreme events and climate change. - <u>Julian Alexander</u> detailed the transport assessment which included walking, cycling, use of public transport, and use of highways. Traffic was a key issue along the A46 corridor. A traffic model would be built and include the motorway junction to Alexander Way and Morrisons. Two lanes of traffic would be widened to three to mitigate the impact of the new scheme. A lot of the traffic would leave the area onto the M5, and would not impact on the local area. The final scope of the transport assessment model would need to be agreed with Highways England. A planning application would be made in 2017 after further work on flooding and mapping the road network. - <u>Ashchurch's Neighbourhood Development Plan</u> was raised by the Chairman with particular reference to S106 contributions for infrastructure development, and small bungalows.

	<ul style="list-style-type: none"> - <u>Councillors</u> raised concerns about traffic access via the traffic lights at Alexander Way; the spine road via the roundabout; and access onto Fiddington Lane. Care needed to be taken not to create “rat runs”. Provision for bus only routes (including service 41) and traffic calming were possibilities. Traffic modelling needed to be incorporated into census data. Increased rail patronage following improved services needed to be taken into consideration. Also when primary school children grew up traffic flow would increase as they needed to be taken to secondary schools. Account needed to be taken of traffic going east along the A46, and the pinch point at Aston Cross. The closure of MoD Ashchurch would also cause changes to the road system. - Before they departed <u>Richard Tilley</u>, and colleagues, took note of these points and promised to provide the Council with an update of their plans following the creation of an improved traffic model. - <u>Cllr Vernon Smith</u> expressed surprise that the developer had decided to continue with the presentation following decision not to include the scheme in the JCS. The A46 was at saturation point making any new development at Fiddington unlikely. Gloucestershire CC had met with Cheltenham BC and agreed that new housing would be built at Highnam which was not in green belt or a flood plain. He also understood that the government had made a decision to retain MOD Ashchurch. <p>ii) Councillors, and members of the public, who wish to raise issues.</p> <p>Cllr Cook raised two issues, as follows:</p> <p>(a) the installation of a gate across a public right of way at the east end of Claydon Lane Action: Clerk to gain advice from the Public Rights of Way Dept. at Gloucestershire CC.</p> <p>(b) the removal concrete posts and wire at Claydon lane railway bridge as these are a traffic hazard on the side of the lane verge to the east of the bridge. Action: Clerk to raise with Highways.</p>
4	<p>To confirm the minutes of the last Planning meeting of 27th June 2016 - Approved and signed by the Chairman on behalf of the Council.</p>
5	<p>Matters arising – None.</p>
6	<p>Planning</p> <p>i) Planning Consultation - 16/00964/FUL – Proposed stable block, Chapel Farm, Walton Cardiff Lane - Recommendation delegated to the Vice Chairman. Action: Cllr Hargreaves</p> <p>ii) Planning Consultation - 16/01030/FUL - Orchard Cottage Claydon Tewkesbury (updated) Two storey rear and side extensions with dormer to front elevation and add new parking spaces – The Clerk advised that Tewkesbury BC had already permitted this application.</p> <p>iii) Planning Consultation - 16/01070/FUL - Glebe Farm Cottage Monks Lane Fiddington Single storey rear extension to create a self-contained Annex - No objection.</p> <p>iv) Following the permission for 275 dwellings at land identified as - <i>Part Parcel 3400 Columbine Road, Walton Cardiff</i> - that the Parish Council consider identifying this land/development as "Walton Cardiff West" - Following discussion it was resolved to name this development as "Walton Cardiff Rudgeway" to ensure that local residents were more clearly aware of its location. The Chairman would advise Tewkesbury BC of this change. Action: Cllr Shurmer</p> <p>v) Guy Wakefield and Kevin Haynes, presented their draft reserved matters application relating to outline planning permission for this housing scheme under TBC planning reference 16/00177/FUL. (See Appendix B for early stage drawing.)</p>

Guy said that since gaining outline planning permission for up to 275 dwellings work had commenced to make sure the scheme could be delivered. The current drawings were for 261 homes. These were subject to ongoing dialogue with TBC, and the aim was to take on board local comments as far as possible. Their constraints plan made provision for the high pressure gas main which had a 3 metre easement zone and ran through the green open space, and flood risk as advised by the Environment Agency.

Questions from Councillors included access, the S106 agreement, and the number of small affordable bungalows. Access from the eastern boundary for residents would ensure local residents were not disturbed by dog walkers en route to the green open space. What provision had been made for maintenance? Tewkesbury BC was considering making provision for a management company via a deed of covenant signed by householders. The open space would largely be an informal recreation area rather than sports pitches.

The boundary of the school and a potential drop off point were other issues that were being considered. This led to discussion about travel plans, a buffer zone, lighting of footpaths in line with police criteria for crime and safety, and a childrens' play area. The methodology used by other developers might be helpful.

Thanks were received from Guy and Kevin for these points. More detailed plans would be provided for comment when available.

vi) Report on Planning Committee site visit of Friday 21 October 2016 to proposed biomass facility at Land Parcels 7946, 9067 & 300087 Walton Cardiff Road To Newtown Farm

- The Council noted receipt of Tewkesbury BC's planning notice rejecting this proposed development, and congratulated all those who had campaigned against the scheme.

vii) Latest update on the Neighbourhood Development Plan – ARPC had now completed the statutory six weeks period of formal consultation required under Regulation 14. Jon Harris advised that Ashchurch's Plan was one of the most complex in Gloucestershire. Further funding from Locality needed to be pursued with the help of GRCC to get everything ready for the scrutiny stage. The Government's examiner would look at compliance with the emerging JCS. Another meeting may be required. **Action:** Harris Ethical to progress Locality funding.

7

Finance

i) Resolved to approve following payments to 31st October 2016:

- (a) J. Brookes invoice 1376 for £300 for grass cutting of verges in October. (Cheque 348)
- (b) Clerk's October pay of £352.00 (Cheque 349)
- (c) J Brookes invoice 1378 for £280.00 (Cheque 350)

ii) To consider period of insurance cover from November 2016, and approve payment.

- Resolved to approve a one year contract at £295.57/pa with AON UK Ltd. **Action:** Clerk

The Council also requested a full review of its future insurance requirements, including insurance cover for volunteers, be carried out by the new Clerk/RFO by Autumn 2017. **Action:** Clerk/RFO

8

Items for future meetings

- Filling the Councillor vacancy following the departure of John Ward.

Date of next meeting: Council 28th November 2016