



ashchurchruralpc@hotmail.com  
01242 602384

**MINUTES OF ASHCHURCH RURAL PARISH COUNCIL PLANNING MEETING OF 19<sup>TH</sup> DECEMBER  
2016 AT SHERDONS GOLF CENTRE, TREDINGTON**

Present: Cllrs G Shurmer (Chairman), J Hargreaves (Vice Chairman), B Cook, and D. Garnett;  
Cllr V Smith (Glos CC); and 9 parishioners.

In attendance: R. A. Stone – Acting Clerk/RFO.

Items

Item 1	<b>Welcome</b> - The Chairman welcomed Councillors, and parishioners
2	<b>Apologies for absence</b> - Received from Cllrs Brown & Street; and Cllr John Hesketh (TBC)
3	<b>Declarations of Interest</b> – None.
4	<p><b>Public participation on agenda items and items of mutual interest</b></p> <p>i) Members of the public who wish to raise issues or concerns. – Several residents indicated they wished to speak about the Orchard Cottage planning application - 16/01280/FUL. Their comments are recorded here although they spoke at Item 7(iii) with the Chairman’s permission following suspension of Standing Orders.</p> <p>The applicant spoke about local houses for local people. If the planning application was successful his children would be the fourth generation to attend the local school. The plans for the latest application realigned the proposed development by 2 to 3 metres to take the house out of the flood zone. A new drainage system was in place now. The house was also 15% smaller than the original, and was a storey and a half property. Access would be via a shared driveway</p> <p>A local resident spoke as an objector to the development. The property would be in Flood Zone 1, and Flood Zone 2 went around it. Building on the land would remove soakaway land. The shared driveway opposite went onto a central roadway. If the building went ahead it would have a negative impact on neighbouring properties, and would remove the view. TBC’s Flood Engineer had objected to the proposed build.</p> <p>ii) Councillors who declare an interest in matters on the agenda may address the Council. – Not applicable.</p> <p>iii) County Councillor report to Councillors and residents, and response to questions.</p> <p>- Cllr Smith said that the GCC budget would be set in February 2017.</p> <p>The Joint Core Strategy continued to be delayed, and the A46 was at saturation point. Tewkesbury BC could not come forward with new site options that could potentially provide housing</p>

	<p>under SHLAA (Strategic Housing Land Availability Assessment) as officers and Members were unsure how to move forward. Glos CC may take over policy for identifying strategic development sites.</p> <p>The Government's Autumn Statement identified the M5 as a potential pinch point, and £250,000 had been made available to Highways England to model potential solutions. In addition 600 businesses were to be consulted about infrastructure improvements to cover the next 100 years. Worcestershire CC was very keen that the focus should be on northern routes. Drawings showing potential southern routes dating back to 1993 were also being brought forward. Fundamental changes were needed to the road network for the area. A meeting would be held on 24<sup>th</sup> February to gain local views. This would be attended by the Junior Minister, and local MP. Ashchurch Rural PC was invited to attend, and make its views known. Proposals were needed to upgrade the A46, and look at Junctions 9A and 9B on the M5. There would be a joined up meeting with Worcestershire and Warwickshire in September 2017 to agree a shared way forward. The Chairman said that the northern route was the only viable option for the MOD site.</p> <p>It was proposed that the Lengthmen's Scheme would operate in Ashchurch in the second week of January. Proposals for local tasks would be welcome. <b>Action:</b> Councillors to notify Clerk of works.</p> <p>iv) Borough Councillor report to Councillors and residents and response to questions.  - Not applicable.</p>
5	<p><b>To confirm the minutes of the last Planning meeting of 31<sup>st</sup> October 2016</b>  - Approved and signed by the Chairman.</p>
6	<p><b>Matters arising</b></p> <ul style="list-style-type: none"> <li>- Items 3(ii) (a) &amp; (b) of 31<sup>st</sup> October on the installation of a gate, and the removal of hazardous materials in Clayton. The Clerk said he had reported these issues to Glos CC, and Network Rail respectively.</li> </ul>
7	<p><b>Planning</b></p> <ul style="list-style-type: none"> <li>i) Planning Consultation - 16/01349/FUL Reconstruction of barn building to facilitate its use as a single dwelling (including part retention of works), Fiddington House Farm, Fiddington <ul style="list-style-type: none"> <li>- Resolved to approve. No comments. <b>Action:</b> Clerk to advise Tewkesbury BC</li> </ul> </li> <li>ii) Planning Application Amendment - 16/00665/FUL - Land rear of Queens Head Inn A46 Aston Cross Aston Cross Tewkesbury <ul style="list-style-type: none"> <li>- The Clerk reminded Councillors that he had emailed TBC at the end of November on behalf of the Council about the proposed visual appearance of this development of 12 housing units to the rear of the Queens Head, at Aston Cross. Objections had been raised about the wooden fascia in July and September stating that the appearance of these buildings should be more in keeping with Aston Cross. These wooden facades would fade in time standing out from their surroundings, and look unsightly in contrast to local housing.</li> </ul> <p>ARPC's formal objection drew on TBC planning policy, and the emerging NDP for the area which is largely drawn from the same policy documents. Use of an external brick facade would blend much better into the existing housing settlement and rural setting, and ensure that the local environment and its current amenity value were retained to a greater extent than shown in the planning application.</p> <p>In view of the local community's objections Cllr Hargreaves volunteered to speak against this application at TPB's Planning Committee. <b>Action:</b> Clerk to provide the date, and advise TBC.</p> </li> </ul>

iii) Planning Consultation - 16/01280/FUL - Orchard Cottage, Aston Carrant Road, Aston-On-Carrant. Demolition of an existing detached garage and outbuildings, and the erection of a two storey detached dwelling house, and alterations to and extension of existing driveway and parking area to include provision of vehicular access to adjacent paddock.

- Plans showing the development proposals including the shared drive way, and adjacent flood risk area were tabled; and Councillors noted that the Council had responded in July with our objections about rear development when this application was originally considered. This was subsequently withdrawn in August.
- Cllr McLain (TBC) had requested that TBC's Planning Committee considered the application in January 2017. It was understood that this had been agreed.
- Councillors debated the issues, and resolved to object to the revised application on the grounds that it was a rear garden development, and that there were concerns highlighted by TBC's Flood Officer about building close to the flood plain. **Action:** Clerk to advise TBC.

iv) Other Planning Consultations received by 19<sup>th</sup> December 2016

- None received at 17/12/2016.

v) Latest update on the Neighbourhood Development Plan

- Jon Harris of Harris Ethical had advised in email correspondence that he would speak to Locality to gain their advice on funding through to March 2017 against the background of the current JCS issues etc.
- He had promised to look at the fee strategy and see if there are core elements that could be done regardless of the JCS 're work'; ( i.e. making all relevant key changes from our workshops with ARPC and the Council);
- Make improvements to the rural element of the plan (green lanes);
- Change the text of the A46 growth corridor to allow for flexibility in terms of timing on the allocated areas but clearly resisting greenfield development on other parts of the network (i.e. Fiddington).
- 
- Develop any evidence base gaps and information so that it can be used to support the NP and TBC to resist any application ref Fiddington
- He noted that the issue of timing of the actual on the Neighbourhood Planning examination was critical but it was important to know what the JCS position was first.

*(Clerk – Jon Harris's latest advice of 19<sup>th</sup> December was only received shortly before the meeting, and whilst it had been circulated lack of time did not permit its full scrutiny so this was held pending the next Planning Meeting.)*

The Chairman said he would provide the Clerk further advice on NDP expenditure for 2016/17. If necessary the Council could underwrite expenditure if grant monies were not forthcoming.

**Action:** Cllr Shurmer

**Note:** MOD's latest advice on the future of the Ashchurch site plus site plan showing the disposal of land was circulated at the meeting for Councillors' information.

8(a)	<p><b>Finance</b></p> <p>i) To approve payments to 19<sup>th</sup> December 2016</p>																												
	<table border="1"> <thead> <tr> <th data-bbox="175 235 548 331">Payee</th> <th data-bbox="548 235 1062 331">Description of item</th> <th data-bbox="1062 235 1224 331">£</th> <th data-bbox="1224 235 1523 331">Cheque No.</th> </tr> </thead> <tbody> <tr> <td data-bbox="175 331 548 436">R A Stone (Acting Clerk/RFO)</td> <td data-bbox="548 331 1062 436">Salary to 31st December 2016 (Gross £440, tax £88)</td> <td data-bbox="1062 331 1224 436">352.00</td> <td data-bbox="1224 331 1523 436">357</td> </tr> <tr> <td data-bbox="175 436 548 541">HMRC</td> <td data-bbox="548 436 1062 541">PAYE – Due December 2016 (£88/m - October to December 2016)</td> <td data-bbox="1062 436 1224 541">264.00</td> <td data-bbox="1224 436 1523 541">358</td> </tr> <tr> <td data-bbox="175 541 548 678">R A Stone</td> <td data-bbox="548 541 1062 678"> <u>Clerk/RFO expenses</u>            Mobile phone £10.00            Mileage 34m @ 45p/mile £15.30            Saxon Print £4.02         </td> <td data-bbox="1062 541 1224 678">29.32</td> <td data-bbox="1224 541 1523 678">359</td> </tr> <tr> <td data-bbox="175 678 548 741">Gooch Cleaning Group</td> <td data-bbox="548 678 1062 741">VAT not paid on invoice 10820</td> <td data-bbox="1062 678 1224 741">8.15</td> <td data-bbox="1224 678 1523 741">360</td> </tr> <tr> <td data-bbox="175 741 548 814">PATA (UK)</td> <td data-bbox="548 741 1062 814">Payroll services</td> <td data-bbox="1062 741 1224 814">10.00</td> <td data-bbox="1224 741 1523 814">361</td> </tr> <tr> <td data-bbox="175 814 548 951"></td> <td data-bbox="548 814 1062 951" style="text-align: center;"><b>Total</b></td> <td data-bbox="1062 814 1224 951" style="text-align: center;"><b>£663.47</b></td> <td data-bbox="1224 814 1523 951"></td> </tr> </tbody> </table>	Payee	Description of item	£	Cheque No.	R A Stone (Acting Clerk/RFO)	Salary to 31st December 2016 (Gross £440, tax £88)	352.00	357	HMRC	PAYE – Due December 2016 (£88/m - October to December 2016)	264.00	358	R A Stone	<u>Clerk/RFO expenses</u> Mobile phone £10.00 Mileage 34m @ 45p/mile £15.30 Saxon Print £4.02	29.32	359	Gooch Cleaning Group	VAT not paid on invoice 10820	8.15	360	PATA (UK)	Payroll services	10.00	361		<b>Total</b>	<b>£663.47</b>	
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	<p>ii) To further consider the budget for 2017/18</p> <p>The Clerk/RFO said the only changes he had made to the initial draft related to the likely increase in salary for the new Clerk. No provision is made for staff pension costs based on information received to date. The Chairman said that he had provided salary guide lines for 2017/18 by email.</p> <p><b>Action:</b> Final draft budget to be tabled at the next full meeting in January.</p> <p>Tewkesbury BC had set a deadline of the end of January 2017 for receipt of parish precept for 2017/18 so a final decision on ARPC's 2017/18 could be taken on 23<sup>rd</sup> January 2017.</p>																												
8(b)	<p><b>Auto Enrol Pensions Legislation</b></p> <p>Councillors further discussed the implications of having a staging date of 1<sup>st</sup> January 2017. It was agreed that the safest option was to issue a letter to the Acting Clerk offering a pension stating that the Council was considering using NEST's pension scheme as its preferred option.</p> <p>Independent advice from a pension consultant would be required.</p> <p>The Council would also be required to make a Declaration of Compliance.</p> <p>Further discussion was required in the New Year.</p>																												
9	<p><b>Items for future meetings</b> – None identified.</p> <p>The meeting ended at 9am.          Date of next meeting: Council - Monday 23<sup>rd</sup> January 2017          Schedule of 2017 meetings (Annex A)</p>																												

## Ashchurch Rural Parish Council Meeting dates in 2017

	<b>FULL</b>	<b>PLANNING</b>
<b>January</b>	<b>23/1/17</b>	16/1/17 ( <i>provisional</i> )
<b>February</b>		<b>27/2/16</b>
<b>March</b>	<b>27/3/17</b>	20/3/17 ( <i>provisional</i> )
<b>April</b>		<b>24/4/17</b>
<b>May</b>	<b>22/5/17</b>	15/5/17 ( <i>provisional</i> )
<b>June</b>		<b>26/6/17</b>
<b>July</b>	<b>24/7/17</b>	17/7/17 ( <i>provisional</i> )
<b>August</b>		<b>21/08/17</b>
<b>September</b>	<b>25/9/17</b>	18/9/17 ( <i>provisional</i> )
<b>October</b>		<b>23/10/17</b>
<b>November</b>	<b>27/11/17</b>	20/11/17 ( <i>provisional</i> )
<b>December</b>		<b>18/12/17</b>

Note: This table does not include a proposed date for the Ashchurch Annual Parish Meeting. **Action:** Clerk