

Ashchurch Rural Parish Council

Minutes of Ashchurch Rural Parish Councillors Meeting of Monday 21st August 2017 at 7.00pm in Sherdons Golf Centre

Present: Cllr J Hargreaves (Chairman), Cllr D Street, Cllr B Cook, Cllr D Garnett, & Cllr G Shurmer; Environment Agency officers M Smith, P Kelkin, S King-Davies; and 15 members of the public plus Phil Hardwick Robert Hitchins Ltd, Andy Miles PFA (Transport Consultant), Nick Adams Phoenix Design (Flood Risk consultants), Richard Tilley RPS CGMs (Planning Consultants).

In attendance: R A Stone (Clerk & RFO)

Items

75	Welcome by Chairman - Cllr Hargreaves welcomed everyone.
76	Apologies for absence - Received from Cllr A Brown; Cllr V Smith (CCC); Cllrs J Hesketh & H McClain (TBC).
77	Declarations of interest relating to items on the agenda - None
78	<p>Public Participation on agenda items & matters of mutual interest</p> <p>i) <u>Presentation by Richard Tilley of GGMS and colleagues on the proposed development at Fiddington.</u></p> <ul style="list-style-type: none"> - This was illustrated by a “master plan”, and maps of the site showing the 850 houses, primary school, local centre, facilities, and roads. Mr Tilley referred to their initial presentation in October 2016. Further work had been carried out since on highways and flood risk, and the footpaths had been expanded. The drainage strategy aimed to alleviate flood risk on the site but would not address existing flooding in the area. The new houses would be built above the flood line. The strategy would be examined by the planning authority, and the Environment Agency. - Access would be directly onto the A46. A transport assessment would be done including traffic flows around the M5 junction, and Aston Cross, and would incorporate anticipated traffic arising from the new garden centre, and Sainsburys. A bus only link and cycleway access were planned. There would be no access to Fiddington Lane from the new development. - It was hoped that another presentation could be made to the parish council after it had commented on the planning application. - It was noted that that the Government Inspector would be returning in September following the last JCS hearing of 23rd July. <p>Questions were raised about the local centre, the bus lane, bus routes, road access, and the route of the proposed A46 bypass scheme which potentially would go through the building development. All these points were noted. Stagecoach was considering bus services, and possible improvements to the A46 and road junctions were being considered. The Highways Authority was in the lead on JCS modelling.</p> <p>It was pointed out that if the application was approved it would triple the size of the parish. In this instance S106 (CIL) contributions would become a major issue.</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. – No report received.</p> <p>iv) Borough Councillor report to Councillors and residents, and response to questions. – No reports received.</p> <p>v) Members of the public who wish to raise issues or concerns. – Save our Lanes were well represented, and raised several concerns including the second Ecotricity appeal; and the Fiddington planning application emphasizing the need to protect local users using the Fiddington Lane, and the need to ensure facilities for pedestrians, cycles, and horse riding.</p>																								
79	To confirm the minutes of 24th July 2017 2017 – Approved, and signed by the Chairman																								
80	<p>Matters arising (<i>other than those appearing later within the agenda</i>):</p> <ul style="list-style-type: none"> • Queries raised by external auditor – The Clerk advised that these related to the asset register, and the increase in staff costs. • Winter maintenance – Amey had been updated about Pamington’s snow warden. • Co-option – The only applicant had apologised he could not attend on 21st August to meet Councillors as he would be on holiday. He should be available in September. • Communication with TBC Councillors - Deferred until September. • Pamington road safety works – Awaiting design of roadworks from Highways. • Website – Councillors having been advised to see the site taking shape at: http://ashchurchruralpa.onesuffolk.net/ expressed disappointment about current progress. “Ashchurch” needed to feature alongside the rural hamlets ,and agendas and minutes needed to be included as soon as possible. <p style="text-align: right;">Action: Clerk & Webmaster.</p>																								
81	<p>Finance</p> <p>i) Resolved to approve the following payments to 21st August 2017:</p> <table border="1"> <thead> <tr> <th>Payee</th> <th>Description of item</th> <th>£</th> <th>Cheque No.</th> </tr> </thead> <tbody> <tr> <td>R A Stone</td> <td>Salary (August)</td> <td>442.36</td> <td>421</td> </tr> <tr> <td>R A Stone</td> <td><u>Expenses</u> Giff gaff mobile top up £10.00 = £10 Travel 17m @ 45p/mile = £7.65 Stamps £26.66 Envelopes £2.19</td> <td>46.52</td> <td>422</td> </tr> <tr> <td>Jeremy Brookes Garden & Landscape Service</td> <td>July grounds maintenance – Church, war memorial & bus stop</td> <td>880.00</td> <td>423</td> </tr> <tr> <td>Jeremy Brookes Garden & Landscape Service</td> <td>July grass verge cutting outside the village hall</td> <td>300.00</td> <td>424</td> </tr> <tr> <td>Smart Cars</td> <td>Transport vouchers</td> <td>100.00</td> <td>425</td> </tr> </tbody> </table>	Payee	Description of item	£	Cheque No.	R A Stone	Salary (August)	442.36	421	R A Stone	<u>Expenses</u> Giff gaff mobile top up £10.00 = £10 Travel 17m @ 45p/mile = £7.65 Stamps £26.66 Envelopes £2.19	46.52	422	Jeremy Brookes Garden & Landscape Service	July grounds maintenance – Church, war memorial & bus stop	880.00	423	Jeremy Brookes Garden & Landscape Service	July grass verge cutting outside the village hall	300.00	424	Smart Cars	Transport vouchers	100.00	425
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	Carver Knowles		2,233.26	426
		Total	£4,002.14	
	<p>ii) To note:</p> <ul style="list-style-type: none"> The bank reconciliation for 1st April to 31st July 2017 – Tabled 2017/18 accounts to 31st July 2107 - Circulated. <p>iii) Community Infrastructure Levy – Consultation on changes to the submitted Draft Charging Schedules. (Deadline 29th August 2017) - The Clerk was referred to an earlier response on CIL by ARPC. Action: Clerk</p>			
82	<p>Administration & Correspondence</p> <p>i) GRCC's Around Gloucestershire e-newsletter July 2017 – Circulated.</p> <p>ii) Police Commissioner's Fund 2018/19 – Circulated for information. Open for applications from 1st August.</p> <p>iii) Mayor's Civic Service Sunday 17th September 2017 – It was suggested that the Vice Chairman, Cllr Angela Brown may wish to attend. Action: Clerk</p> <p>iv) Review of Taxi Voucher Scheme –Deferred until September's meeting.</p>			
83	<p>Planning</p> <p>i) Submission to the JCS Inspector by Carver Knowles – The Clerk advised that the response from the JCS team to the hearings should be available in the near future. Julie Newton of Carver Knowles had been thanked for her assistance, and had promised to keep the Council posted on developments.</p> <p>ii) Report on the 10th August visioning exercise and delivery masterplan for the J9 area of the M5, and attendance at the Jct9 M5 /A46 vision event on 23rd August.</p> <ul style="list-style-type: none"> Cllrs Garnett & Street had attended on 10th August, and the Chairman said he would attend on 23rd August. <p>iii) To discuss the Ecotricity Appeal against TBC for AD plant at Fiddington - It was noted that Save our Lanes would be represented when the two appeals were considered; and had a campaign fund to support their case which would address local transport issues.</p> <p>iii) Update on the Neighbourhood Development Plan (NDP), and Locality Grant Funding. – Jon Harris, ARPC's consultant, said he had discussed with Locality, and Tewkesbury Borough Council (TBC). The Joint Core Strategy (JCS) would be written up by the end of September and discussed by TBC in December. There was a case to discuss ARPC's NDP after these discussions. If ARPC wished to press forward with NDP now there was a risk that TBC's envisioning exercise would come up with new proposals that could affect the Ashchurch's Plan. Good quality and up to date bottom up evidence was required e.g. on the use of the green lanes. This might require ARPC pursuing further Locality funding over and above the £3,000 claimed to date. If so the Council would need to register with Locality. ARPC was eligible for a further £6,000 of standard funding; and a further £6,000 was available for local councils like Ashchurch which had complicated cases.</p>			

	<p>Three options were available to:</p> <ol style="list-style-type: none"> 1.) await developments until 2018; 2.) press on with the NDP now; or 3.) take a twin track approach. <p>It was resolved to that Cllrs Hargreaves, Shurmer, and Garnett would form a working group to consider these options before discussions with TBC in September. Action: Cllrs JH, GS, & DG</p> <p>iv) To discuss the Starveall Farm's Environmental Permit - It was noted that the Environment Agency's Draft decision document recommended approval but provided for a further consultation period to 25th August. Resolved to further comment on odour issues.</p> <p style="text-align: center;">Planning applications</p> <p>v) <u>Ref: 17/00520/OUT</u> – Residential development (up to 850 dwellings), a primary school, local centre, supporting infrastructure, utilities, ancillary facilities, open space, landscaping, play areas, recreational facilities. Demolition of existing buildings. New primary access points from the A46(T) and Fiddington Lane defined as: Western Access point from A46(T) up to 153 metres measured from the southern edge of the carriageway of the A46(T) into the site, Eastern Access point from Fiddington Lane (via A46(T)) up to 50 metres measured from the western edge of the carriageway of Fiddington Lane into the site. - Resolved to object on the following grounds: Action: Clerk</p> <ol style="list-style-type: none"> 1. Size and scale of the proposal. 2. Traffic impact on the A46/J9 and Fiddington Lane. 3. Landscape impact. 4. Loss of amenity to local residents. <p><u>Plus:</u> Consideration of S106 local community infrastructure requirements - Cllr Shurmer volunteered to consolidate the parish's potential requirements. (Clerk – <i>The completed list is attached at Annex A for information.</i>)</p> <p>vi) <u>Ref: 17/00836/FUL</u> [and 17/00837/LBC] Change of use from office use to residential use and internal and external alterations including construction of porch. Fiddington Manor, Fiddington – No objection. Action: Clerk</p> <p>vii) <u>Ref: 17/00697/FUL</u> – Side extension over ground, first and second floor including conversion of existing loft. Newton Cottages Ashchurch Road Tewkesbury – No objection. Action: Clerk</p> <p>viii) <u>Planning decision</u> – 16/00665/FUL Erection of 12 No. dwelling houses, garages and internal estate road together with vehicular and pedestrian accesses; formation of parking areas and gardens/amenity space. Land rear of Queens Head Inn, A46 Aston Cross PERMIT - Noted.</p>
84	<p>Items for future meetings</p> <ul style="list-style-type: none"> • Review of Insurance

Date of next Council Meeting: 25th September 2017

Annex A

S106 local community infrastructure requirements should 17/00520/OUT be approved:

1. Broadband.
2. Community Building to include Parish Council Offices and a Police Hub.
3. Public House/ Eating Venue.
4. Public Transport/Bus Service to provide connectivity to Cheltenham/Gloucester/Evesham.
5. Extension of Graveyard at St Nicholas Church.
6. Community allotments.
7. Shops/takeaways.

In addition ARPC would request that 5% of any dwellings are bungalows, and that a cycle/ pedestrian route be provided.