



# LEONARD STANLEY

## P A R I S H C O U N C I L

Minutes of the Leonard Stanley Parish Council Meeting held on Tuesday 2<sup>nd</sup> July 2013 at 7.30 pm in the Village Hall.

Present:- Councillors C Connett, S Craddock, G Davies (Chairman), S Davies, P Herbert and S Lydon

Also Present: District Cllr N Studdert-Kennedy, Julian Kent and Bryn Howell from Stroud District Council, Noah Fagan (Architect) commissioned by Stroud District Council and 3 members of the public

### **Public Time:**

i) Mr Dave Camm wished to congratulate the both the District Councillors and the Parish Councillors in the way they have dealt with the proposals for Mankley Field.

Cllr Phil Herbert thanked Mr Camm for his kind comments.

ii) The Clerk informed the Members that Mrs Michelle James has now confirmed that she no longer wishes to join the Council (she did not sign the Acceptance of Office).

**56/13. Apologies for absence** were received Cllr Rachel Price, PCSO Liz Ward and Neighbourhood Warden Phil Drew.

**57/13. Declarations of Interest in Agenda Items** – Cllr Stuart Craddock declared an interest in Agenda Item 63/13ii and Cllrs Graham Davies and Sue Davies declared an interest in Agenda Item 59/13.

**58/13. To approve the minutes of the Parish Council meeting held on Tuesday 4<sup>th</sup> June 2013**

*The minutes were approved and signed as a true record.*

**59/13. To discuss the Planning Application received for Land South of Bath Road – known locally as Mankley Field**

Cllrs Graham Davies and Sue Davies departed the room and Cllr Phil Herbert took the Chair, whilst this item was discussed.

Cllr Phil Herbert confirmed that following the Public Exhibition by Gladmans, a public meeting was held where a large number of residents attended and the views of those attending were very well expressed.

*The Council unanimously agreed to object to this application.*

(Numerous planning reasons were given and the Clerk is to respond accordingly). **CLERK**

### **60/13. To receive an update from Julian Kent, Development Officer at Stroud District Council with regards to their proposals for Mankley Road**

Julian Kent, the Housing Development Officer from Stroud District Council introduced himself and his colleague Bryn Howell and the architect Noah Fagan, for the redevelopment of Mankley Road.

The proposals are for the 25 (Woolaway) dwellings to be demolished and replaced with 51 mixed dwellings, 6 units are to be set aside for shared ownership, with the remainder to stay as Council owned.

The proposed properties will consist of; 3 x 2 bedroomed bungalows, 21 x 2 bedroomed houses, 13 x 3 bedroomed houses, 3 x 4 bedroomed houses, 11 x 1 bedroomed apartments. There is to be 65 allocated parking spaces plus 11 parking spaces for visitors.

The design put forward is to be of high quality spec, offset and sensitive to the neighbouring properties. It is proposed to use a mixture of brick and render. The properties are to be set back further than they are currently, but stated this was possible as the present properties have very large gardens.

The Members raised concerns and asked for the following to be given consideration:-

- That not enough parking spaces are proposed and would like more provided.
- That existing residents which share a boundary with these properties in Mankley Road are not penalised (ie suddenly find themselves overlooked, as the proposed properties are set back further).
- That Stroud District Council work with the tenants to ensure the upkeep of the properties.

The Chairman asked if they could formally respond to these concerns. The Clerk will send the Officers a copy of the minutes. **SDC/CLERK**

The Officers are to work with the Clerk to advertise a Public Exhibition in July and it is expected that the Planning Application will be submitted in August. **SDC/CLERK**

### **61/13. To receive updates from the County and District Councillors**

Cllr Steve Lydon stated he has sent a report (The Clerk will circulate this) but to summarise:-

- Have arranged for a further meeting with John Kay and Richard Gray from Gloucestershire Highways – to go through outstanding issues.
- Have asked that Highways produce a spreadsheet which records; when, where a problem is reported and then when it has been fixed. (This is not achievable at present, but will hopefully be built into the new contract, which is up for tender).
- Have asked for extra money to be allocated to Highways from an under-spend in another department.
- Have raised a question in the full Gloucester County Council meeting to ask what the Council does to support Town / Village Centres.

Cllr Chris Connett asked Cllr Lydon to speak with the Officers at Gloucestershire County Council, with regards their proposals to replace the drainage pipe in Gypsy Lane with one of similar size instead of increasing the size, to reduce the risk of future blockages and subsequent flooding. **SL**

District Cllr Nigel Studdert-Kennedy reported:

- The papers for the Local Plan have been issued and will be debated later this month
- The new committee system is working well

### **63/13. Financial Issues**

#### **j) To authorise payments in accordance with the RFO Report**

Summary of expenditure for June 2013:-

<b>Description</b>	<b>Total Paid Out</b>	<b>Power of Authority</b>
Pavilion and Playing Fields	£ 10.00	LG(MP)A 1976 s.19(3)
Administration	£632.43	LGA 1972 s.143, LGA 1972 s.134(4), LGA 1972 s.112(2) & LG (FP)A 1963 LG(MP)A 1976 s.19(3)
Village Maintenance	£240.00	Highways A 1980 ss.4350
Grants	£642.69	
<b>Total Payments</b>	<b>£1525.12</b>	

*The Council approved the accounts for payment.*

#### **ii) To consider a grant to the Football Club towards improvements to the pavilion (totalling £4,500) already made.**

The building is a major asset owned by the Parish Council and the Football Club are doing a good job in looking after it. The improvements made were done mainly on a voluntary basis and this is appreciated.

The amount of grant was considered taking into account the funds available in the budget and a review of the savings made since leasing the building. A further request to provide funding for painting the exterior was deemed un-essential and should be re-considered in the next financial year.

The Council made it clear that they would not consider providing funds in future unless the request is made prior to the work being carried out. The Clerk is to write to the Football Club, to ensure that they understand that this will be a condition on any future funding request.

**CLERK**

*It was agreed to grant the Football Club £2,500, towards the improvements already carried out.*

### **64/13. Planning**

#### **i. To consider any plans received:**

**S.13/1018/FUL** Downton Farm, Stanley Downton

Internal and external alterations in the change of use of light industrial building (former cow shed) to private residential dwelling. Re-roofing and facing materials associated external works.

*It was agreed to support this application.*

#### **ii. To receive a progress report from the Clerk on applications already responded to**

The following plan has received permission:

**S.13/0347/HHOLD** River Cottage, Beards Mill – Proposed first floor extension and balcony

The following plans have yet to be decided:

**S.13/1016/LBC** 2 Seven Waters, Bath Road – Replacement of 2 no. dormers and casement windows. Installation of 2 no. new rooflights. New roof covering proposed to building – acme plain clay tile.

**S.13/1019/FUL** Downton Farm, Stanley Downton – Erection of timber framed stables, food/hay store and tack room.

**65/13. Correspondence** - The Clerk highlighted the following items:

- Request from Mr D Camm for the Parish Council to register a strip of land opposite his property, that the Parish Council maintains – *the Council supported this initiative.*
- Request from Mr R Aston to subscribe to the Open Spaces Society – *the Council were in support of this request.*
- Invite from Neil Carmichael MP to Neighbourhood Planning Seminar
- Invite to GAPTC AGM
- Stroud District Council's Charter – to be included on the next Agenda. **CLERK**

**66/13. Councillors Submissions –**

The Clerk reported that work on the new Play Equipment to commence next week.

There being no further business the Chairman declared the meeting closed at 21.10pm. The next meeting will be held on **Tuesday 3<sup>rd</sup> September 2013**, in the Village Hall.