



# 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> February 2016 at 7.30 pm in the Village Hall.

Present:- Councillors R Bayliss (Chairman), J Bogdiukiewicz, C Connett, G Davies and P Herbert

Also Present:- District Cllr Nigel Studdert-Kennedy and District Cllr Tom Williams plus Nicola Beech, Ian Culverhouse, John Clarke and James Hinchcliffe representing Property Alliance Group.

### **Presentation on Proposals for Brunsdon Yard.**

Summary:-

- The site is currently contaminated.
- There will be 4 retail units (non food).
- There have been negotiations with Aldi but they have not confirmed they will be part of the scheme.
- It is intended that there will also be a fast food drive in or coffee shop.
- Concerns regarding traffic to the site are being addressed.
- Flooding Issues – some maintenance has already been carried out.
- Positive feedback has been received regards setting up a nature project and cycle track.

Questions:

1) Will the proposals extend the footprint?

Answer: No, it will have less of an impact.

2) Has a garden centre for the site been considered?

Answer: Yes, although the main companies are not interested, as they already have centres locally.

3) Would the traffic lights at Ryeford Junction be co-ordinated?

Answer: Yes, but this would be down to Highways through a traffic management system.

4) When will it be known what retailers are signed up to the proposals?

Answer: In about a months' time.

5) Is the 15 year lock in an absolute condition, to ensure that the 4 units are not merged into one large retail unit?

Answer: This is something we are prepared to agree.

It was agreed to discuss S.15/2590/OUT proposals for Brunsdon Yard, immediately after Agenda Item 3/16. The details are still listed at Agenda Item 11/16i. Those representing Property Alliance Group and District Cllr Tom Williams did not remain for the remainder of the meeting.

**1/1. Apologies for absence:** was received from Cllrs Stuart Craddock, Sue Davies and Steve Lydon.

**2/16. Declarations of Interest in Agenda Items**

There were none.

**3/16. To approve the minutes from the Parish Council Meeting held on Tuesday 1<sup>st</sup> December 2015**

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

**4/16. To receive an update / reports from the County and District Councillors**

A report was received from Cllr Steve Lydon and circulated to Members prior to the meeting. (see Appendix 1)

District Cllr Nigel Studdert-Kennedy reported:

- New Garden Waste Scheme has commenced.
- Stroud District Council's element of the Council Tax will rise by 1.99%.
- A recent audit raised no issues.
- Clarification was given regarding obstruction on Highways in relation to construction traffic.

**5/16. To approve a request from 'Kick off Stroud' for two day camp on the Playing Fields**

The Council approved a two day camp for the February Half Term, subject to the conditions as previously applied.

**6/16. To receive an update from the Clerk:-**

- a. **Dog signs** – A stencil has been ordered and the signs will be painted when the weather allows. Signs will also be erected on the garage, as previously agreed.
- b. **Defibrillator** – An application for a free defibrillator has been completed and is being processed.

**7/16. To receive an update on:-**

**i. Meeting regarding proposals for Ryeford Bridge**

Cllrs Rob Bayliss, Sue Davies, Phil Herbert and the Clerk Irena Litton attended the meeting held in Kings Stanley Village Hall, where proposals for improvements to Ryeford Bridge were presented.

There were two schemes put forward and the majority of those in attendance preferred the 2<sup>nd</sup> option, which would see a widening of the pavement and the road narrowed. A priority system would be put in place; with those travelling into The Stanleys having priority. There was an optimism that the funds (approx. £35k) could be found.

## **ii. Town and Parish Forum**

Cllr Rob Bayliss updated the Members on the two parts of the Town and Parish Forum meeting he attended with the Clerk.

The first part of the evening was with The Planners, who divided themselves into 5 sections; in which you rotated around to each section for a quick question and answer session.

The main meeting was a series of presentations; the notes on these have been forwarded to the Members prior to the meeting.

## **iii. Training – To negotiate with Developers**

Cllr Rob Bayliss and the Clerk attended an all-day seminar aimed at 'How to negotiate with developers'. The training included several presentations and a role-play exercise. The training was most informative and good examples of successful negotiating were given. The message given was; that Parish Council's should not just leave the negotiating to the Local Authorities and it is worth talking with developers, even before the application has been submitted.

### **8/16. Dealing with developers:-**

#### **i. To consider setting up a Working Group to formulate a strategy to deal with developers**

The Chairman circulated a memo prior to the meeting to all Members explaining the need and the scope for a Working Group to be formulated and suggested those who should form part of that group.

*It was agreed that Cllrs Rob Bayliss and Phil Herbert, Irena Litton (Clerk), Hayley Holland (who is overseeing the Community Design Project) and Diane Odell (from the Mankley Field Action Group) should form a Working Group, to revise the current projects that may attract S.106 or Cil funding.*

The group will report back in the March meeting for the recommendations to be considered for approval.

**CLERK**

#### **ii. To consider authorising the Chairman and/or The Clerk to negotiate with developers on behalf of the Council**

The negotiations should be in-line with the approved projects that are to be agreed in the March meeting (see 8/16i).

*It was agreed that the incumbent Chairman (Cllr Rob Bayliss) and the Clerk (Irena Litton) be authorised to deal negotiate with developers on behalf of the Council. (This resolution should be re-tabled if either leaves the Council).*

*It was further agreed that should Cllr Rob Bayliss or Irena Litton not be available then another Councillor should attend instead – ensuring that at least two representatives from the Council are in attendance. It neither are available then the meeting should be re-scheduled.*

## **9/16. To receive the report from Gloucestershire Playing Fields Association**

The report was circulated to the Members prior to the meeting. On the whole the report stated that there was a good range of play equipment and facilities. The Tennis Courts was rated as 'poor'. Improvements were also recommended for the football pitch, some of which are already planned.

It was agreed that the Playing Field Committee meet with representatives of the Football Club.  
**RB, PH, CC & SC**

## **10/16. Financial Issues**

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

Summary of expenditure for January and February 2016:-

<b>Description</b>	<b>Total Paid Out</b>	<b>Power of Authority</b>
Administration	£1920.34	LGA 1972 s.112(2), LG (FP)A 1933 s.5 & LGA 1972 s.111, LG & Rating Act 1997 s.31 & LGA 1972 s134(4)
Playing Fields	£ 259.00	LG(MP)A 1976 s.19(3)
Pavilion	£ 54.00	LGA 1894 s.8(4)
Village Maintenance	£424.00	Litter A 1983 ss.5,6 & Highways A 1980 s.96
Grants	£500.00	S.137
Village Green	£7650.00	LG(MP)A 1976 s.19(3) & donations
<b>Total Payments</b>	<b>£10807.34</b>	

*The Council approved the accounts for payment.*

### **ii) To consider whether to opt-out of proposed new arrangements for the External Audit**

*It was agreed to remain with the new proposals for the External Audit.*

### **iii. To agree the appointment of Tim Smith as Internal Auditor for the Financial Year 2015/16**

*It was agreed to approve the appointment of Tim Smith, as the Internal Auditor for the Financial Year ending 31<sup>st</sup> March 2016.*

## **11/16. Planning**

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

**S.15/2590/OUT** Brunsdon Yard Hybrid Planning Application for full planning permission for demolition of existing buildings and erection of a single storey Class A1 foodstore with parking spaces, access and landscaping. An outline planning permission for Class A1 retail terrace, drive through, access and landscaping.

The Members raised concerns with regards flooding and traffic issues. They were also concerned that it could have a detrimental impact on the co-op in Kings Stanley and the High Street shops in Stonehouse, but this would depend on what retail units are likely to be located on the site.

The Members were supportive of the idea that the site is cleaned up and developed. They therefore agreed to defer any decision until more is known about the potential retailers likely to trade from the site.

**CLERK**

**S.15/2773/FUL** Downton Farm, Downton Road Reconstruction of Unit 7 to fully accord with the details approved under planning permission for the change of use of barn - Unit 7 to a dwelling (S.11/2202/COU).

*The Members agreed 'not to comment'.*

**S.15/2898/VAR** Mankley Road – Variations to condition 13

*The Members agreed 'not to comment'.*

**S.16/0056/OUT** 70 Seven Waters To erect a dwelling

The Members noted that no 'pre-application consultation' with our Council or neighbours took place.

*The Members agreed to object to this application; concerns over loss of agricultural land to create a new access, loss of privacy and overbearing effect to neighbouring properties and part of the proposal falls outside the settlement boundary.*

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

**The following plans have been approved:**

**S.15/2511/HHOLD** Old Lawn Bath Road Erection of single and two storey extensions

**S.15/2492/HHOLD** 58 Dozule Close Replace car port with garage (attached to bungalow).

**S.15/2597/HHOLD** 28 Woodlands Extension to rear and side elevations

**S.15/2666/HHOLD** 4 Church Road Single storey rear extension

**S.15/2742/CPL** Grange Farm, Bath Road Attached Conservatory

**The following plan has been refused:**

**S.15/1417/OUT** Greenstiles (Land East of Seven Waters) – Outline Permission for a Residential Development of 44 dwellings and a children's nursery.

**iii) To approve a draft response to the Appeal reference APP/C1625/C/15/3139448; against the Temporary Stop order for development at Woodside Lane**

A draft response was circulated to Members prior to the meeting, subject to a few minor amendments the Council approved its release.

**12/16. Correspondence** – The following item was highlighted:-

- Invites to attend meetings with regards Ecotricity Plans Eastington
- Thank you letter from CAB Stroud
- Quotes for 2016/2017 from TW Hawkins & Sons

### **13/16. Councillors Submissions**

- Cllr Rob Bayliss confirmed his intention to attend the Ecotricity Meetings.
- Cllr Chris Connett raised concerns that gaps in the hedging on Bath Road have re-appeared.
- Cllr Jan Bogdiukiewicz raised concerns that lorries have been parking on the War Memorial.
- Cllr Chris Connett requested that Highways carry out gully clearing.
- The Members were reminded that the 'Election Packs' will be available from the 1<sup>st</sup> March.

There being no further business the Chairman declared the meeting closed at 9.35 pm.

The next **Parish Council Meeting** will be held in the Village Hall on Tuesday 1<sup>st</sup> March 2016 at 7.30pm.

## Appendix 1

### Council Tax

The County Council are consulting residents on what the tax should be for the next financial year whether or not to increase by the maximum 1.99 percent with or without a 2 percent adult social care levy. The District Council are debating whether to raise the Council should rise by 1.99 percent. Neither Council increased taxes in recent years. Government are still expecting substantial savings from Local Government.

### Highways

In relation to next years highways together support -£20 k for each division. Please could you identify any particular projects you want funding for. I am looking to allocate some of the money to support a number of days in a locality to undertake kerbside weeding and gully clearance, so it would help if you could identify areas which need this.

### Planning

The Local Plan has been formally agreed. It's effects are now being felt with a number of applications for housing which are unsupported by local people being turned down as they do not meet the requirements of the Plan. Money to support local infrastructure from developments which is currently known as section 106 will be changed to a new system known as the Community Infrastructure Levy. The Council will need consult on the format and submit it to a formal inspection. The timescale for when it will be implemented is estimated to be January next year. A key aspect of the CIL is that of an area has a neighbourhood development plan then they can access upto 25 percent of the CIL.

### Health

Locally NHS services are under pressure, the Minor Injuries Unit at Stroud hospital has been closed on a number of occasions overnight owing to staff shortages. The 111 service is still experiencing problems as is the non-urgent patient transport service. In terms of the future a key issue for the whole County is the likely shortage of GPs owing to retirements and newly qualified Drs not opting to be GPs. There also substantial staff shortages in various consultant areas, paramedics and nursing staff.

### Older Persons Health and Housing Strategy

With an ageing society and growing pressures on services for older people Stroud District Council is keen that housing and health work closer together to meet needs that can prevent or ease long term health problems eg fuel poverty. Stroud is one of the few Councils in the country that still run bespoke sheltered housing with staff support. Most other Councils have cut completely any staffing support, and no longer look to provide specialist housing. The Council is considering investing approx £5m in improving the stock, meeting future needs of our ageing population. However the District Council is keen that the needs of all our elderly residents are met not just those in Sheltered housing. The District Council is now working with the County and health bodies to best meet the needs of all our residents no matter where they live.

### Active Together ,Young Persons Funds and Community Chest

Projects that have been supported include, Leonard Stanley tennis courts, Dursley rugby club women's changing facilities, St Dominic's school Nympsfield sporting activities, Dursley Ladies football team, the vale hospital gardening project, all sorts out of school activity club and more recently a cardiac care fitness club.

There are still some small sums left for both funds. Active Together is aimed at adults to support primarily their health and fitness. The Young Persons Funds is aimed primarily at young people u 12. If you know of organisations or projects that might benefit from support please ask them to contact me.

A new fund is the Community chest this is to support grants of between £500 and £5000 for groups working with vulnerable communities. The Council are particularly interested in local solutions that enable people to become more involved in their community, improve the viability of places where communities can come together, promote community cohesion and tackle digital exclusion. For more details see

<http://www.gloucestershire.gov.uk/community-chest-grant>

'Have Your Say on Transport'

This is a critical piece of work . The Draft Local Transport Plan includes policies and scheme priorities across all modes of transport.

The Have your say on transport in Gloucestershire from the 20th November 2015 to the 5th February 2016

Gloucestershire County Council has published its draft Local Transport Plan (LTP) for consultation. The LTP outlines the transport strategy for the county up to 2031. It consists of 13 separate documents including:

- o 1 overarching strategy document explaining the plans intended outcomes
  
- o 6 policy documents outlining our approach to managing the different elements of the transport networks including - Bus, Cycle, Freight, Highway, Rail and Smarter choices
  
- o 6 delivery strategies outlining our delivery priorities for different parts of the county

This is the final opportunity to comment on the draft LTP. You can comments using the county council's online consultation portal. This has been simplified following feedback on the previous round of consultation. You only need to select the documents you want to comment on.

You can access the online survey using the following link [www.gloucestershire.gov.uk/ltp3](http://www.gloucestershire.gov.uk/ltp3) until the 5th of Feb.