



# 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 3rd March 2015 at 7.30 pm in the Village Hall.

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

Also Present:- District Cllr Nigel Studdert- Kennedy, From Hunter Page Planning; Giles Brockbank, James Oshea and Mike Davies plus 25 Members of the public

**Presentation:** By Giles Brockbank of Hunter Page Planning - for proposal of 45 dwellings West of the Grange (by the old Post Office), Bath Road

Giles Brockbank and his team outlined the potential proposals for land off Bath Road, between the Grange and the Old Post Office.

Using a projector they showed what the site could be like and explained:-

- Would consist of 45 dwellings, 30% would be for Affordable Housing
- The area is 8.8 acres and the site would be low density, providing an area of parkland
- Area behind the Grange would be left as Open Space
- Have been informed by Stroud District Council that mainly 2 / 3 bedroom houses are required
- This site is not in the Area of Outstanding Natural Beauty (AONB) and would have little impact visually from the AONB
- Will take into consideration the character of the site and the broad mix of houses that already exist in Leonard Stanley to ensure that proposal do not produce a bland housing estate
- The site is close to amenities including a bus stop outside the site.
- There are several trees including Oak on the site
- There will be a retention pond.

The Chairman explained the Parish Council would wait until a formal application is received and will then hold a Public Meeting, only after that process would the Parish Council consider the proposals. The Chairman invited the Members of the Public to ask Hunter Page Planning questions (several of these are listed below).

1) **Q.** Why are these homes needed, when Leonard Stanley already has outlined permission for 150 in Mankley Field, full permission for 51 in Mankley Road and potentially a further 17 by the scout hall in Bath Road?

**A.** Stroud District Council don't have a local plan in place, although it has identified an overall need in the district for houses.

- 2) **Q.** If the District Council refused permission - would there be an appeal?
- A.** It is early days in the consultation but we are looking to engage with the community.
- 3) **Q.** The writing on the presentation was too small and lots of jargon was used, therefore it was difficult to understand the proposals.
- A.** The purpose of tonight was just to introduce the site and there will be a formal public consultation, where you will be able to see the proposals more clearly and ask questions on a one to one basis.
4. **Q.** Why are you proposing to build in a location where there are known problems with traffic, due to the narrow roads and farm traffic. (Examples of near accidents were cited by the proposed access point).
- A.** There will be a transport review and the access point will be looked at, although it has a good visibility splay. We will also undertake a speed count.
5. **Q.** The area already gets flooded with sewage; are you planning to add a new sewage system?
- A.** This will be covered by the planning process, when we will be required to carry out numerous surveys including drainage.
6. **Q.** Are the plans shown tonight likely to be the plans when built?
- A.** Still making improvements.
7. **Q.** How is this development going to enhance the village?
- A.** By providing 30% of the development as Affordable Houses.
8. **Q.** Are you aware that Leonard Stanley has no shops and no buses actually serve that bus stop?
- A.** The Co-op in Kings Stanley is considered a local amenity.
9. **Q.** Have you considered the impact on the local schools?
- A.** According to Leonard Stanley School Website and Gloucestershire County Council there is capacity in the schools.
- It was pointed out that no-ones seems to be looking at the overall picture, that the figures quoted by Gloucestershire County Council don't take into account the permissions given for Mankley Field and Mankley Road developments; which already increase the housing for the village by a third.*
10. **Q.** The residents are feeling let down, as they thought that with the 150 dwellings approved for Mankley Field that developers would now leave the village alone.
- A.** The District Council has not yet got a local plan.
11. **Q.** The access point shown is where a veteran Oak Tree is; is this going to be removed?
- A.** The plan is to remove the Oak Tree.

12. Q. At the moment Leonard Stanley is seen as desirable, when will it no longer become desirable to over building?

A. There is a currently a need for housing.

At 8.15 pm, the Chairman then thanked everyone for attending and reiterated that there will be a Public Meeting held to discuss the proposals further. At this point all the Members of the Public departed along with the representatives of Hunter Page Planning.

**11/15. Apologies for absence** was received from Cllr Steve Lydon

**12/15. Declarations of Interest in Agenda Items**

There were none.

**13/15. To approve the minutes from the Parish Council meeting held on Tuesday 3rd February 2015**

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

**14/15. To receive an update / reports from the County and District Councillors**

The following report was sent in by County/District Cllr Steve Lydon and circulated to the Members prior to the meeting:

**Highways/AMEY Contract**

Performance is still poor, with a number of complaints and repairs dragging on for months . My personal view is that AMEY underbid to win the contract and have struggled to deliver against it. To try and get better clarity on if or when work will be done, I have worked with a member of AMEYS staff in drafting a Customer Service Charter . Your comments are very welcome on this rough draft (my initial comments are in capitals).

**Youth Fund**

This is a fund of £5k allocated to each County Council Division. It's aimed at primarily getting 5 to 12 year olds engaged and active in youth activities. So far some of the money has been granted to Dursley Rainbows, please contact me if you wish to apply or know of a group who would like to.

**Highways allocation**

This is a fund of £20k per Division , this year £5k has been allocated to Coaley for Peak Lane lay by and £15k to Dursley for Parsonage St block paving renovation. Next year I am keen to use some of the fund to support work in Nympsfield.

**Incinerator**

Sadly the motion to cancel the contract was defeated narrowly at the last full County Council meeting. In terms of democratic accountability what is shocking is actual costs of running the incinerator have never been revealed, nor has the actual cancellation cost nor is the contract been available for Cllrs to scrutinise.

**Health**

As Chair of the County Health Scrutiny Committee, there are a number of issues of concern. a) the performance of Arriva contracted to deliver the non-urgent patient transport is still not delivering to standard b) the same applies to the 111 service c) the pharmacy contract for the community hospitals is about to be let and there are fears this could lead to a reduction in service d) the GP Out of Hours service from April 1 will be run by the Ambulance service, and there are concerns about the change in service.

**Adult Social Care**

The biggest single area of County expenditure which has been cut for the next financial year. This is the budget which supports older people and those with physical and mental incapacity. I am campaigning alongside other opposition Cllrs, for better terms and conditions for home care workers. These workers provide a vital service to support people in their own

homes rather than be in long term care or in hospital. Yet they are often paid beneath the minimum wage, have zero hours contracts, and are not paid for travelling between visits.

### **Cam and Dursley Station Parking**

I am keen for all the relevant parties including, town, parish, county and district councils around the table to agree a joint way forward, to increase the number of spaces and a better bus service.

### **Local Plan**

It was hoped that stage 1 of the plan would be signed off by the end of January, however the inspector was ill. The hearing will now take place in May after the general election. The inspector though has asked for the consultation on major sites to go ahead and for other supporting tasks to be undertaken.

### **Mankley Field JR,**

Sadly the case was lost, SDC are waiting to receive the details of the actual judgement. Ironically ref the other Judicial Review for Baxters Field, Gladmans pulled out. It seems judges are loath to overturn decisions of planning inspectors.

### **Mankley Road**

This major project has been held up again this time over concerns with drainage on the development which means Severn Trent have had to be consulted on the solution. Nigel and I met recently with the officers in charge of the development, and been assured the contract is about to be let and work should start soon.

District Cllr Nigel Studdert-Kennedy stated that all the District Council points were covered by Cllr Steve Lydon's report but highlighted that the Mankley Road development has been held up due to drainage issues.

## **15/15. To receive an update from the Clerk:**

### **a. Casual Vacancy**

The vacancy has been advertised.

### **b. Meeting with Sgt Liz Lovell**

This meeting was attended by the Clerk, District Cllrs Nigel Studdert-Kennedy, Steve Lydon, Cllr Rob Bayliss, Sgt Liz Lovell and PCSO Liz Ward.

The meeting was very pro-active and constructive.

**Parking:** It was agreed that the police will:-

- Put a strongly worded message in the school and village newsletters.
- Put notices up around the village, to warn motorists not to park too near to junctions
- Write to repeat offenders who park inconsiderately
- Issue tickets for obstruction
- Work with the school / set up Kiddie Cop event

Members are reminded to report issues using '101', as this will create an incident number for the Community Police to follow up.

**Break in's:** It was agreed that the following action will be taken:

- Provide reassurance that break in's are rare.
- Put messages in the newsletter in September, before the clocks go back reminding residents to take reasonable precautions to protect their property.
- Crime Prevention Stand at the Village Fair
- Bike Marking

## **16/15. To receive an update from Cllr Rob Bayliss on The Town And Parish Council Meeting.**

Cllr Rob Bayliss confirmed his attendance at the Town and Parish Council meeting in Ebley Mill on Thursday the 19th February.

The first part of the meeting was by the Planning Department who spoke about the role of Neighbourhood Plans. This was followed by a presentation on Neighbourhood Plans by Gloucestershire Rural Community Council.

Also covered in the Planning element of the meeting was an update on the Local Plan, which is unlikely to be adopted until early next year, plus the latest projection is that Stroud District Council has 6.2 years of housing supply.

Slimbridge Parish Council raised the issues of the difficulties experience by residents near a development, despite the usual planning conditions on noise and environment conditions being applied.

The Building Controls are now being undertaken by a joint department with Gloucestershire City Council.

At the Main part of the meeting, a presentation was given by the Citizens Advice Bureau in which they highlighted the need for funding. The Clerk has placed an article in the newsletter.

The Boundary Review will have no effect on our village.

There has been budget freezes from the Police, District and County Council.

## **17/15. To consider the issues surrounding damage to verges**

The issue was raised by Cllr Stuart Craddock, that the verges especially around the old part of the village by the War Memorial and church are being routinely damaged.

The members took into account the overall problems with larger lorries, buses and tractors using the narrow roads (Satnav adding to the problem), in conjunction with lack of parking but concluded that the main problem was a lack of respect by users.

It was agreed that a notice be placed in the newsletter and that Cllr Herbert speak with the farmers and pub.

**CLERK/PH**

## **18/15. To consider if further action is required to ensure the safety of the Football Clubs flood lights**

Cllr Stuart Craddock presented the Clerk with a PAT test for the flood lights.

The Football Club was asked to confirm in writing to the Parish Council; that they consider them safe and take all responsibility for their use or to immediately stop using them and take them down.

It was agreed that before the lights are re-erected that the Council ask Gloucestershire Playing Field Association for their advice on what safety certification is required and ensure that they are independently checked.

**CLERK/SC**

**19/15. To consider asking GAPTC to include on their AGM Agenda a resolution to consider that the recommendations of The Parliamentary Select Committee for the NPPF to be implemented without delay.**

The Clerk had circulated information to the Members prior to the meeting and the Chairman reminded Members on the recommendation highlighted by Diane Odell when she attended the consultation; "that all planning permissions should be included in the 5+ year housing supply".

*It was agreed to ask GAPTC to include on their AGM Agenda for a resolution to consider that the recommendations for the Parliamentary Select Committee for the NPPF is implemented without delay.*

**20/15. Financial Issues**

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

Summary of expenditure for March 2015:-

Description	Total Paid Out	Power of Authority
Administration	£1003.21	LGA 1972 s.112(2), LG (FP)A 1933 s.5, LGA 1972 s.143, LGA 1972 s.111 & LGA 1972 s.142
Playing Fields	£ 619.00	LG(MP)A 1976 s.19(3)
<b>Total Payments</b>	<b>£1622.21</b>	

*The Council approved the accounts for payment.*

**ii) To approve the appointment of Tim Smith as Internal Auditor**

*It was agreed to approve the appointment of Tim Smith as Internal Auditor*

**iii) To approve the Financial Risk Review**

The Members were provided a copy of the Financial Risk Review, highlighting recommendations from the Internal Audit last year.

The Clerk reported that the litter pick contract was agreed, as per Minute 34/11, (note that Mrs M Mukasa does not claim for all her hours).

**21/15. Planning**

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

**S.15/0385/HHOLD** Rose Cottage, Bath Road - Single storey flat roofed extension to rear of dwelling to provide new kitchen/dining area.

*It was agreed to support this application.*

**S.15/0297/FUL** Land at 30, Bath Road - 5 bedroomed detached house

*It was agreed to object to this application; as the Members considered it to be an over development of the site.*

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

The following planning applications are still pending:-

**S.14/1268/COU** Downton Farm, Stanley Downton - Amended details to existing planning permission in the change of use of barns, units 2,3, 6 to residential.

**S.14/0525/FUL** Land at Woodside Lane - Erection of 48 dwellings (including 15 affordable dwellings), including landscaping and associated infrastructure works

**iii. The following plan has gone to Appeal.**

**APP/C162/W/15/3003612** Land off Bath Road/Downton Road (near the scout hall). Erection of 17 dwellings. The appeal will be by written submission, cut-off date is the 31st March 2015.

**22/15. Correspondence** – The following items were highlighted:-

- Stroud District Council Local Plan Consultation
- Stroud District Council Boundary Review
- Jubilee Oak Tree (on triangle in Church Road) - work will be carried out by the power company to trim back areas near their cables.

**23/15. Councillors Submissions –**

There were none.

There being no further business the Chairman declared the meeting closed at 9.30pm. The next meeting will be held in the Village Hall on **Tuesday 7th April 2015.**