

Coberley Parish Council

Minutes of Parish Council meeting 14th January 2015

Action

1

- **Presentation took place by Simon Hoare from Community Connect and Simon Firkins, planning consultant from SF Planning Ltd.**
- The site has been purchased by William Morrison (Ullenwood) Limited, contracts have been exchanged and completion (not subject to planning permission) is due by the end of January.
- There were 6 members of the parish present
- History of the site was discussed – WW2 American hospital, Ullenwood Manor has become Star Centre
Buildings on the site are mostly in poor condition. 117000 sq ft of floor area.
- Although located in Green Belt, the previously-developed commercial area of site which is the subject of this application, is brownfield site and has no formal allocation as an employment site as defined in NPPF
- There are some 32/33 structures on the site. A Prior Approval Notification (applied for by Mike Cuttell) allows for the conversion of 8 office units to residential use without the need for planning permission. It was advised that this would equate to 23 houses.
- There are 4 other separate residences on the site which would bring the permitted development to 27.
- Following this route, there would be no funding for affordable housing and no Section 106.
- It was stated that in due course, the Government may extend the permitted change of use to cover storage buildings. This could open up the remaining buildings onsite to the same permitted development which would translate into some 70 houses on the site.
- New EPC regulations for commercial buildings is coming in and the expenditure required on the existing buildings will not be economically viable.
- Current tenants on the site do not have security of tenure
- The developers would prefer to go the proposed route of a comprehensive redevelopment of the whole of the currently developed part of the site, keeping to the same number of 27 new houses, but creating top-end residences.
- An application for outline for planning permission has been submitted to Cotswold District Council and will be available on line soon.
- The development will be sensitive to the area and discreetly placed houses will not be visible from the road
- The site will remain within the Greenbelt and the development will be constrained within the present development area (15 acres out of 102 acre site). It was noted that the remaining acreage which will not be part of the development but part of the site, may be rented to a local farmer.
- It is believed by some at the meeting that part of the land being acquired by the developers lies in Tewkesbury Borough and the representatives were advised to check.
- Landscaping will be retained and enhanced.
- The developers' representatives gave an undertaking that measures would be put in place to ensure that there will be no further development on the 102 acre site. It was discussed that the strongest control of this might be through Section 106. Other means are restrictive covenants and planning conditions. Parish Council members and members of the public expressed their concerns at any possibility of the remaining land being developed in any way.
- There will be improvements to access of Greenway Lane
- Section 106 will be put in place which will ensure contribution by developer to pay £79000 to Primary Education, £72000 to Secondary Education and £5300 to Library Services. It is not known if there will be any contribution to Public Transport. There would be a contribution

proposed to the Parish Council of £20000 for appropriate use in the Parish, but it was not clear whether this would be covered by Section 106 or not.

- 25 of the current 27 tenants are working with Richard Crabbe – Ullenwood Court lettings manager to relocate. A relocation fund will be made available, possibly administered by CDC to help cover costs associated with relocation such as legal fees, removal fees, administration. There are 70 – 100 people employed on site.
- If the comprehensive redevelopment did not proceed, tenants would be faced with increased rents and VAT.
- Next step for WMLtd is to meet with Star College to discuss development
- Houses will be contemporary design made from local stone with glass and green flat roof
- Heights will be no higher than existing buildings. To achieve this the ground floors will be set below ground level.
- A second meeting will be held to look at the buildings in more details. The on-line application will contain visuals of the proposed designs and structures.
- Discussion took place regarding traffic and it was noted that there is already considerable traffic to/from the site (100 people employed on site currently) and therefore traffic to 23/27 dwellings would be of a similar amount. No alteration to Highways were identified however, the PC having pointed out the hazardous situation which already exists on the 3/377 Leckhampton Hill Road, due largely to non-adherence to the 40 mph speed limit, it was agreed that Section 106 could be used to look at junction improvements.
- As the desire is to create a higher-end housing development, it was not felt that affordable housing would be appropriate at this location (lack of bus route being one reason given). Therefore, it is proposed that finance may be put towards affordable housing elsewhere more suitable in the Parish or District.
- There was discussion of the Cotswold Way and it was suggested that there is a possibility of moving this off the current tarmacked way. Discussion is still in place regarding this with the Rights of Way officers at CDC.
- Excavations must be careful not to contaminate spring water used for several dwellings.
- Discussion took place regarding the Riding Stables which is currently housed on the site and relocation was discussed. A number of attendees expressed concern at the potential loss of the stables as a valuable asset to the community. It was also noted that these could prove a marketing asset to the proposed new development. It was suggested to the representatives that they convey this message to the developers.

Questions and comments from the floor not listed on the agenda:

matters raised on behalf of Mike Cuttall who was unable to attend:

- He asked if the Parish Council could support a lobby to Cotswold District Council banning Chinese Lanterns. Paul Hodgkinson offered to follow up with the Environmental Health Officer.
- The Salad Bowl is returning to its former unpleasant state with a car jacked up. It was noted that the CDC Environmental Health Officer is investigating this.

PH to follow up

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2	<p>Apologies for absence Sarah Webster sent apologies.</p>	
3	<p>Declaration of Interests: Dan Powell declared an interest as landowner adjoining the Hartley Lane travellers site.</p>	
4	<p>Approval of the Minutes of the Meeting on 19th November 2014 These were agreed and signed by the Chair</p>	
5	<p>Matters arising from previous minutes and review of actions</p> <ul style="list-style-type: none"> • Drains on A436 by Oxford Cottages – we are advised by GCC/Amey that this has now been actioned • Ivy growing on turning to A435 from Cowley turning is hindering view 	
6	<p>Finance: <i>Cheques agreed and signed:</i></p> <ul style="list-style-type: none"> • V Spires Clerk Pay (Sept – Nov2014) £520.00 • PATA Payroll £ 10.50 • Evan Jones Ltd (prof services) £600.00 • Cosmic Website Hosting £114.00 <p>Review of accounts</p> <ul style="list-style-type: none"> • Reclamation of VAT on the refund from GCC for the grit bins. It was agreed that the Clerk will contact HMRC to gain advice about reclaiming the correct amount. • Move Mike Beard amount on spreadsheet to asset maintenance from insurance heading • Clerk to look into previous Citizens Advice Bureau donations to ensure current commitment continues, • Donation to School for hall hire (for meetings) to be sent in new financial year <p>Budget proposal: Each heading of budget was discussed and the amount agreed (attached)</p> <p>Salary budget</p> <ul style="list-style-type: none"> • Information received from NALC was reviewed and agreed to give budget heading for clerk costs. It was agreed to keep the Clerk to 4 hours per week for the forthcoming financial year. <p>Precept After discussion it was agreed to raise the precept for 2015/16 to £4950 (£4350 last year). Paperwork to be completed and returned by 31st Jan.</p> <p>Internal Audit Jo Marshall was appointed as internal auditor.</p>	<p>Clerk to contact HMRC</p> <p>Clerk to look into CAB donation</p> <p>Clerk to follow up</p>
7	<p>Housing Needs survey Distribution of the survey was discussed and will be allocated by the Clerk to each Councillor for distribution in February.</p>	<p>Clerk to follow up</p>
8	<p>Planning issues Planning application 14/02614/FUL, Hartley Lane traveller site. It was noted that, at its meeting on 10 December 2014, the CDC Planning Committee approved the officer's recommendation to grant a temporary 3-year permission for this application. The strong case for refusal made by both the PC's representative, Evans Jones, and by the individual objector, Mark Kildea, received little attention and the priority appeared to be on meeting the requisite number of traveller sites in the District in order to deliver the Local Plan. Per Item 4 of the Minutes of 19 November 2014 meeting, the PC had agreed a £1500 budget for annual professional advice and, per Item 7, had accepted a proposal for the services of Evans Jones, Planning Consultants.</p>	

	<p>The PC decided to engage Evans Jones' services with regard to this extraordinary and significant application to ensure that the PC made the best possible representation on behalf of the Parish. Work carried out by Evans Jones covered review and guidance on the PC's submission to CDC against planning application 14/02614/FUL on 10 November 2014 and presentation on behalf of the PC to the CDC Planning Committee on 10 December 2014. The subsequent report by Evans Jones is available from the Parish Clerk upon request.</p> <p>It must be noted that references in the report to a possible investigation into a Judicial Review and the likely costs are, as suggested by the report, a matter for individual residents/parishioners to decide upon as an independent group and that no financial support would be available from PC funds. Evans Jones' report is available. Please contact the Clerk to view.</p> <p>Korrin Farm Appeal is still outstanding. It was noted that parishioners should keep a log of noise complaints. It was agreed that the Clerk will contact Claire Packer at Cotswold District Council (EHO) to ask for an update.</p> <p>Oxford Cottages There have been no further actions</p> <p>Local Plan Consultations The local plan is now open for consultation. Emails and posters have been distributed by CDC</p>	Clerk to follow up
9	<p>Highways It was noted that Dan Powell is meeting with Richard Gray from Glos Highways to discuss the drop off from the road at Hartley Lane caused by the resurfacing. It was agreed that it is not economically viable to contribute 50/50 funding towards Ullenwood Manor Road surface repair as suggested by Glos Highways. It was agreed to contact Glos Highways to request a usage survey as this is a high usage cut through road. In the meantime pot hole filling will be requested. Paul H to be copied into the emails. Discussion took place regarding road sinking in Upper Coberley and the effect on Mrs Pick's cellar.</p>	Clerk to contact Glos Highways Duncan to follow up with Richard Gray
10	<p>Sundial memorial It was noted that there is erosion at the bottom of the column. The Parish Council is awaiting a quote for this work via Col Mike Bennett (War Memorial Trust) and news of whether any grants might be available.</p>	
11	<p>General Notice board This is awaiting repair</p>	Jo to follow up
12	<p>Parish Risk Assessment Risk Assessment document is ongoing work in progress. It was agreed that all Councillors will evaluate assets and risks.</p>	Carry forward to next meeting. All Councillors to evaluate assets and risks.
13	<p>Confirm dates for the next meetings Dates confirmed are: 11th March 2015 (7.30pm at the School) 13th May for the Annual PC Meeting and Annual Parish Assembly. (6:30 pm and 7:30 pm respectively, at the School)</p>	
	Meeting concluded at 9.45pm	

Final Budget 2015/2016		£	Comments
Staff costs incl. PATA		2100	
Admin expenses		200	
Professional services		500	Any additional costs up to £1500 as approved in Minutes 19 November 2014 to be drawn from bank reserves.
Insurance		300	
Subscriptions & Donations		275	Incl: GAPTC sub £85, Coberley School £90 + £100 general
Web Site		100	
Asset Maintenance incl. machinery, computer, notice boards, memorial etc		750	includes seven springs maintenance
Seven Springs			moved to assett maintenance
Winter resilience		400	Grit bin upgrade programme
Training		100	
Audit		75	possible expenditure against audit
Contingency		150	
TOTAL		4950	
Precept required		4950	agreed at meeting 14/1/2015
Precept increase from £4350 2014/15 by £600 due to increases in asset maintenance, staff costs, continuation of grit bin upgrade programme and need for professional support on current major planning issues in Parish”			