

EASTINGTON PARISH COUNCIL

Email: clerk@eastington-pc.gov.uk

Minutes of the Annual Meeting held on 10th May 2018 at 7.00pm in Eastington Village Hall

- 1 Election of Chair and receive Chair's Declaration of Acceptance of Office:** Cllr Loveridge nominated Cllr Bullock, seconded by Cllr Corrie. Cllr Bullock was unanimously elected as Chair for the ensuing year. Cllr Bullock signed the Declaration of Acceptance of Office.
- 2 Election of Vice-Chair:** Cllr Loveridge nominated Cllr Corrie, seconded by Cllr Simmons. Cllr Corrie was unanimously elected as Vice-Chair for the ensuing year.
- 3 Terms of Reference for the various committees and working groups were approved. Councillors appointed to Committees / working groups / external bodies as follows:**
 - a. **Churchyard and Burial Ground Group:** Cllrs Bullock, Farnden, Simmons and Wells.
 - b. **Getting Around Group:** Cllrs Chatterley, Farnden and Wells
 - c. **Appeals & Hearing Panels:** All councillors
 - d. **Planning Committee:** Cllrs Bullock, Corrie, Farnden, Simmons and Wells.
 - e. **Resources Committee:** Cllrs Bullock, Corrie and Loveridge.
 - f. **Strategic Planning Working Group:** Cllrs Bullock, Corrie and Chatterley.
 - g. **Flood Prevention representative:** To go under remit of Getting Around Group
 - h. **Canal Consultative Working Group representative:** Cllr Corrie
 - i. **Community Land Trust representative:** Cllr Chatterley
 - j. **OHMG representative:** Cllr Simmons
 - k. **Village Hall representative:** Cllr Loveridge
 - l. **The Eastington Allotments Society representative:** Cllr Corrie
 - m. **Friends of Snakey Lane Park Group representative:** Cllr Loveridge
 - n. **Substitute members** (as per Standing Order 4d(v)) appointed for Committees/Working Group absences: Cllr Corrie (Getting Around Group); Cllr Loveridge (Planning); Cllrs Chatterley and Farnden (Resources)
- 4 Attendance and apologies for absence** In attendance Cllrs Bullock (Chair), Chatterley, Corrie, Farnden, Loveridge, Simmons, and Wells. There were 5 members of the public. Also present District Councillor John Jones, Acting Parish Clerk Anita Sach and Planning Clerk Karen Hayes. Apologies received from Cllrs Bomberg and Cozens and County Cllr Williams and District Cllr Davies
- 5 Declarations of interest in items on the agenda.** Cllr Loveridge declared an interest in item 12.14.
- 6 Chairman's announcements:** Cllr Bullock thanked councillors for voting for her again and for their support during her recovery from surgery, particularly Cllr Corrie
- 7 Approval of the minutes of the meeting held on 12th April 2018:** RESOLVED to accept the minutes
- 8 Outstanding actions from previous meeting:** None
- 9 Changes to the order of business.** None

The meeting was opened up for questions and comments from the public and parishioners asked the following questions and issues:

Details of the remit of the Getting Around Group, resources for footpaths in the village and how to get involved in the Getting Around Group. Cllr Bullock explained about the money budgeted and that the plans are to install 2 kissing gates every year when locations are identified. She also noted their offer of help and advised that they would be invited to assist when any new projects were identified by the Getting Around Group.

It was reported that the hedge on the Bath Road is overgrown and pushing pedestrians out into the road. Cllr Bullock advised that several requests have already been made to cut it back and will follow this up again.

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A request to separate out the footpaths funds in the budget was noted but advised that the budget was now set for 2018/19 and would be discussed at the end of the year for the 2019/20 budget. Two locations on footpaths EEA73 and EEA46, both at the A38 end, were identified as being suitable for kissing gates. Councillors were asked about their contact details not being on the website. Councillors understood that their council email addresses would be on the website and the Acting Clerk was asked to look into this.

District Cllr Jones joined the meeting at 7.40pm.

To receive a report from the County Councillor: None available

To receive a report from the District Councillors: The report from Cllr Davies, circulated beforehand, was taken as read. Cllr Jones reported that the Ecotricity application will come to the SDC Development Committee in June and EPC will have the opportunity to have 3 minutes speaking time. The SDC AGM takes place on Thursday 17 May when the make-up of committees will be formulated and a new Chair/Vice Chair elected. He also advised that the Chief Executive will be retiring in October.

10. Planning

10.1 The Council noted planning decisions made by Stroud District Council:

S.18/0483/HHOLD Alkerton Grange Cottages – Proposed extension to side of property to create a new porch – PERMIT 15/4/18

S.18/0649/DISCON – Parcels H6 & H7 Land West of Stonehouse – Discharge of condition 5 (materials) – PERMIT 17/4/18

S.17/2843/REM Land West of Stonehouse - Reserved matters application S.14/0810/OUT relating to Phase 2 Infrastructure – PERMIT 21/4/18

S.18/0316/HHOLD Nastend Farm – Conversion of barn to dwelling – PERMIT 27/4/18

S.18/0499/HHOLD 1 Westend Cottages – Extension to form additional living space – PERMIT 27/4/18

S.18/0526/HHOLD The Beehive – PERMIT 29/4/18

S.18/0576/HHOLD Newlands, Claypits – PERMIT 2/5/18

S.18/0629/HHOLD Oakview, Claypits – PERMIT 2/5/18

10.2 S.17/2331/OUT Land adjoining Oldbury Lodge, Pike Lock Lane – Council noted that Helix Planning had been instructed to draft a report as there are concerns that Highways may not object as they do not consider the harm from the access as 'severe'. The Planning Clerk reported that Highways noted the Helix report but ignored it and stated no objection. See Appendix 1 for Planning Clerk's full report.

10.3 The Parish Council considered the following planning application:

Application No:	Address	Details	EPC Comments
S.18/0899/TC A	Springhill House, Springhill	Trees in a conservation area: T1 Hazel- Cut back to coppice Stool T2 & T2 Ash- Fell T4 Ash- Crown Lift to 9m of lowest scaffold Limbs T5 Lime- Crown lift to 7M T6 Ash- Fell T7 Yew- Crown reduction up to 2m T8 Yew- Fell T9 Holly Oak- Removal of two stems https://www.stroud.gov.uk/apps/planning?AppRef=S.18/0899/TCA	No comments Defer to SDC planning officers

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S.18/0259/REM	Land West of Stonehouse	Reserved matters approval for the development of 262 dwellings plus 8 self-build plots with associated infrastructure, parking, landscape, public open space and locally equipped area of play – Parcels H3 (Partial), H4 (Partial), H5 and H8-H10 https://www.stroud.gov.uk/apps/planning?AppRef=S.18/0259/REM	Council approved the recommendations in the Planning Clerk's report to be submitted to SDC (Appendix 1)
S.18/0275/REM	Land West of Stonehouse	Reserved Matters for development comprising the erection of 138 dwellings and associated landscaping, access and drainage infrastructure - Parcels H1-H4 https://www.stroud.gov.uk/apps/planning?AppRef=S.18/0275/REM	Council approved the recommendations in the Planning Clerk's report to be submitted to SDC (Appendix 1)

11 Groups / Meetings / Reports

- 11.1 Council received a verbal update from the Getting Around Group and noted that the order for the flower tower and barrier baskets has been cancelled as Plantscape are unable to install them.
- 11.2 Council received a verbal update from the Churchyard & Burial Ground Group noting that the burial is looking good at the moment, with space in the bins, but will return to do any clearing in the near future. Cllr Wells noted that they will need to do topple test soon.
- 11.3 Council considered inviting Eastington residents to design a memorial garden with a prize for the winner/s and it was agreed that Cllr Farnden would talk to the head of the school to make it a school project.
- 11.4 Council received the notes of the latest meeting of the Strategic Planning Working Group on 19 April and a verbal report for 10 May meeting where the WoS planning response and the NDP were discussed.
- 11.5 Council reviewed the draft Annual Report 2017/18 for presentation at the Annual Parish Meeting and agreed it with one minor correction.
- 11.6 Council noted that the Cotswold Canal Trust has successfully secured development finance of £890,000 from the Heritage Lottery Fund, towards the full bid value of £9.8 million, due in 2020.

12. Finance

- 12.1 Council received an update on the 2018/19 accounts including bank reconciliation.
- 12.2 Council approved the payment of Acting Clerk and Planning Clerk's expenses for April 2018.
- 12.3 Council received the timesheets for the Acting Clerk and Planning Clerk for April 2018 (confidential and not for circulation)
- 12.4 Council noted that currently there are no HMRC payments as adoption leave pay is recovered through HMRC. The figure of £490.57 included in payment schedule for April meeting was in fact a negative figure rather than an amount to be paid and was deleted from the schedule.
- 12.5 Council noted that the National Joint Councils agreed a 2% salary increase with effect 1st April 2018 (email from GAPTC dated 24th April refers).
- 12.6 Council noted that the Code of Conduct and Financial Regulations were reviewed fully in May 2017 and will be reviewed again in May 2019.
- 12.7 Council reviewed the Standing Orders, updated following the release of new Model Standing Orders

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in April 2018, and adopted the new version.

12.8 Council reviewed and approved the list of direct debits

12.9 Council reviewed the Council's bankers and authorised signatories

12.10 Council reviewed and approved the inventory of land and assets but noted that the wooden noticeboard outside the Co-op appeared twice

12.11 Council noted that the annual play inspection has been carried out: mainly surface erosion, minor repairs and rust to be addressed.

12.12 Council approved the Annual Governance Statement for 2017/18

12.13 Council approved the Accounting Statements for 2017/18

12.14 Council approved the accounts for payment schedule circulated prior to meeting.

Invoice Date	Payee	Details	Net Amount	VAT	Gross Amount	Budget
CHEQUE PAYMENTS						
ONLINE PAYMENTS						
28/03/18	Salaries & Expenses	Payroll May (JS) & April (AS & KH) 2018 & Expenses April 2018	£2179.75	£0	£2179.75	Parish Admin
11/4/18	RoSPA	Annual inspection	£189.00	£37.80	£226.80	Play Park
17/4/18	Came & Company	Insurance renewal	£1119.12	£0	£1119.12	Insurance
30/4/18	Smith's (Gloucester) Ltd	Burial Ground bin collection	£8.01	£1.60	£9.61	C&BG
30/4/18	Eastington Village Hall Charity	Hall hire	£15.75	£0	£15.75	Hall hire
1/5/18	A J Loveridge	April Grass cutting	£1165.00	£0	£1165.00	Ground maintenance
2/4/18	Eon	Phone box electricity for 17/18	£37.28	£1.86	£39.14	Parish Admin
18/4/18	WaterPlus	Burial ground standtap	£13.10	£0	£13.10	STW
2/18	HCI Data Limited	Website domain name renewal	£70.00	£14	£84.00	Parish Admin
DIRECT DEBITS:					0	
27/03/18	NEST	Pensions for April 2018	£91.78	£0	£91.78	Parish Admin
20/03/18	Vodafone OK	Parish Mobile	£34.48	£6.89	£41.37	Parish Admin
TOTAL					£4985.42	

Cllrs Bullock and Chatterley will authorise the online payments.

The Council also noted the following receipts:

Cottle Memorials	£160
SDC Precept	£35,290
Michael Gamble Funeral Directors	£550

13 Correspondence

13.1 The Council received a list of correspondence received for information and asked for the roadworks bulletins to be circulated to all councillors when received.

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There being no further business the meeting closed at 8.50pm.

Notice: The next meeting of Eastington Parish Council will be on Thursday 14th June 2018. Anybody with an item they wish to bring to the attention of the Council, should forward details, in writing, to the Clerk to the Parish Council, no later than **9am on Thursday 1st June 2018**.

Signed

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APPENDIX 1

Eastington PC 10/5/2018 planning comments

10.2

S.17/2331/OUT Land adjoining Oldbury Lodge, Pike Lock Lane

Parish council retain objection in principle as the proposal is outside of allocated development sites in the SDC plan and will detract from the Conservation area.

It is noted that the applicants highway consultant Carl Tonks Consulting have amended the access details and submitted Technical Note 5; Revised Access Arrangements.

Unfortunately our consultant, Helix submitted a letter on our behalf which was received and dismissed in the GCC highways response. Our consultant had raised concerns which referred to the manner in which the road speeds were undertaken (and impact on necessary visibility splays) and the surrounding development's impact on Chipmans Platt Roundabout.

It is noted that the revised document does not even supply a drawing of the junction between the Canal Road and Spring hill – it remains off all plans and the agent concentrates on the access from the site to the Canal Road which will have better visibility if they are able to remove all of the trees shown to be removed. Parish object to the loss of the tree canopy/wildlife corridor along Canal Road.

It is evident that cars coming off the Roundabout can quite easily and lawfully be doing 40mph heading south towards the junction with Canal road. This may be less likely when the roads are busy but in free flow traffic speeds can be higher and the survey only looks at peak flow times and finds the proposal acceptable.

There is a no right turn from Chipman's Platt onto Springhill and this must be for a reason – why is the left turn in place and does this relate to safety crossing the carriageway in similar circumstances to the exit from Canal Road – why is the use of Canal Road different when it would have less visibility.

It is noted that table 2.4 of the CTC highways report indicates that occasionally there would be slight injury to people but that this is only a medium risk so they recommended that a 40m visibility splay is maintained to the right (north) of the junction by trimming back vegetation.

Extract from the table

Frequency / Severity	Frequent	Probable	Occasional	Remote
Fatal Injury	Very High	High	High	Medium
Serious injury	High	High	Medium	Medium
Slight injury	High	Medium	Medium	Low
Damage only	Medium	Medium	Low	Low

Parish Council consider this a flawed assessment and the intensification of the junction will pose a severe danger to users. A full assessment of that junction in the

light of it being the only access to the hotel and pub, in close proximity to the Chipmans Platt roundabout, bridge structures and significant new development and regular queuing traffic (not picked up on the survey) should be carried out.

The proposal fails to create a sensitive development, outside of settlement areas, in the Conservation area and affecting the setting of grade II listed Blunder Lock. Further alterations to the tree cover along the Canal road (shown to be removed by the pathways suggested) would further detrimentally alter this tranquil feeling location and be to the detriment of wildlife.

This is contrary to EP1 sustainable development, EP4, siting and design of new development and conservation, EP2 natural environment, EP9 public rights of way and wildlife corridors, EP8 Traffic and transport, the impacts of the development fail to enable support under EP6 Business and Employment.

10.3

S.18/0899/TCA Springhill House, Springhill Works to trees in a conservation area:

Defer to SDC tree officer's arboricultural assessment

S.18/0275/REM Land West of Stonehouse Reserved Matters for development comprising the erection of 138 dwellings and associated landscaping, access and drainage infrastructure - Parcels H1-H4

Regarding the agents response to the Parish's Report by EnvironmentalSolve it is noted that the agent is defensive of their position but we note that we have seen nothing which seeks to address the wider concerns of the report.

Environmental Statement Drawing H.0324_08-3F to S14/0810/OUT (Green Infrastructure Plan), the Area Masterplan as discharged under Condition 46, the plan STH.P.6.WS.01 rev A attached to the Green Infrastructure and Biodiversity Management Plans all differ to what has been agreed and occurred at H6/7 and at the attenuation pond seen from the shell garage roundabout which is a shadow of what was envisaged in the original ES (now with significant tree removal/clearance) and the current proposals for land parcels H1-H4(S.18/0275/REM) and H3, H4+H5+H8-H10 (S.18/0259/REM). So whilst Pegasus don't see that they have deviated from the ES as submitted with the outline application S.18/0810/OUT the Parish Council would like to see clarification on what is expected of the progressively differing plans before officers conclude any recommendations to the Committee in June.

Strategic Buffer

Buffer appears to have been amended by the removal of three houses from the northern edge of the site and gardens to the relocated houses have been pulled away from the Nupend road which facilitates communal land planting as a form of

buffer (it is noted that other houses within the plots are split into semi-detached units to compensate). However, in reality the houses which are central on the northern boundary have changed little in location and will remain visible above the hedge and do not prevent coalescence between WOS and Nupend. This is contrary in particular to EP4 of the NDP which advises that it supports development which:

- *demonstrates a high standard of design that respects and reinforces local distinctiveness and character through attention to matters of scale, density, massing, height, landscaping, layout, materials and access;*

Parish consider that the landscaping, layout and density fail to reinforce local distinctiveness and character of Nupend.

- *respects the natural environment and terrain and enhances the natural capital of the site through new features such as trees, hedges, protected wildlife habitats, wildlife corridors and watercourses;*

Parish consider that the new planting is insufficient to outweigh the loss of a significant hedgerow between H2 and H3 (running southwest direct from Sunnycroft and previously to be retained in the Environmental Statement and design Masterplan discharged under condition 46) let alone to make compensatory planting for the loss of Significant Oaks and other landscaping lost at the Chipmans Platt Roundabout.

The Parish Council considers the green areas and green infrastructure to be constrained and contrived by the development rather than being designed into the scheme from the start as set out in the Environmental Statement approved plan H.0324_08-3F, Area Masterplan as agreed under condition 46 and complying with SDC policy SA2 with the inclusion of a “strategic landscaping buffer” to retain the unique character and setting of these two hamlets to prevent coalescence with the WoS settlement. This is not achieved by the limited changes undertaken. This is contrary to the Environmental objectives of the Neighbourhood Development Plan and contrary to EP2 and EP4 of same.

Para 8:1:10 of the NDP advises that ‘The objective of the planning application is to deliver “a series of interlinked neighbourhoods providing housing, employment, social and recreational needs within an extensive landscaped framework. Green infrastructure physically separates and provides the setting for each neighbourhood, whilst preserving the setting of the existing communities, listed buildings and the network of green lanes”.’ The loss of hedges previously to be kept further amalgamates the housing into larger groups (ie H2 and H3 are no longer divided by the substantial hedge which was to be retained)

Footpaths

Loss of 50m section of existing footpath from Bridlepath Cottage to meeting point between H1 and H4 – user is expected to use the bridle path for the initial section when accessing the route from the north. Route continues in diverted form to north east and south west along estate roads – all contrary to policy EP9 of the NDP

Green Infrastructure

Green Infrastructure Plan and Biodiversity Management Plan Drawing number STH.P.6.WS.01 rev A was agreed on 8/1/2018. However this varies from the what the developers have done on the ground in the wider area of the outline planning permission and are now trying to achieve in this application. We cannot condone the loss of the old Oak trees, associated hedges and their inherent ecosystems but the Parish does expect to see how the 'measurable targets for each phase of the development' agreed under conditions 39 and 41 of the outline consent will mitigate for the losses. The mitigation may need to include additional planting over and above that which was already agreed or expected in the same area or in areas such the current application.

S.18/0259/REM Land West of Stonehouse Reserved matters approval for the development of 262 dwellings plus 8 self-build plots with associated infrastructure, parking, landscape, public open space and locally equipped area of play – Parcels H3 (Partial), H4 (Partial), H5 and H8-H10

Regarding the agents response to the Parish's Report by EnvironmentalSolve it is noted that the agent is defensive of their position but we note that we have seen nothing which seeks to address the wider concerns of the report.

Environmental Statement Drawing H.0324_08-3F to S14/0810/OUT (Green Infrastructure Plan), the Area Masterplan as discharged under Condition 46, the plan STH.P.6.WS.01 rev A attached to the Green Infrastructure and Biodiversity Management Plans all differ to what has been agreed and occurred at H6/7 and at the attenuation pond seen from the shell garage roundabout which is a shadow of what was envisaged in the original ES (now with significant tree removal/clearance) and the current proposals for land parcels H1-H4(S.18/0275/REM) and H3, H4+H5+H8-H10 (S.18/0259/REM). So whilst Pegasus don't see that they have deviated from the ES as submitted with the outline application S.18/0810/OUT the Parish Council would like to see clarification on what is expected of the progressively differing plans before officers conclude any recommendations to the Committee in June.

Strategic Buffer

Buffer to Nastend appears to have been widened and is better when read in relation to the spaces between other buildings at Nastend.

Footpaths

Loss of rural aspect of FPEEA24 which enters the site from Nupend and is diverted straight into the estate roads rather than following its existing hedged route. – contrary to policy EP9 of the NDP

Green Infrastructure

Green Infrastructure Plan and Biodiversity Management Plan Drawing number STH.P.6.WS.01 rev A was agreed on 8/1/2018. However this varies from the what the developers have done on the ground in the wider area of the outline planning permission and are now trying to achieve in this application. We cannot condone the loss of the old Oak trees, associated hedges and their inherent ecosystems but the Parish does expect to see how the 'measurable targets for each phase of the development' agreed under conditions 39 and 41 of the outline consent will mitigate for the losses. The mitigation may need to include additional planting over and above that which was already agreed or expected in the same area or in areas such the current application.