

Ashton under Hill Parish Council

**Minutes of the of the Parish Council meeting held on 13 September 2011 at
7.30pm in the Green Room.**

Present

Cllr G Barnett	Chairman	GB
Cllr R Satchell	Vice Chairman	RS
Cllr Mrs D Cope		DC
Cllr J Fletcher		JF
Cllr A Sanger-Davies		AS-D
Cllr F Moore		FM
In attendance		
Mrs J Hopkins	Clerk	JH
D Cllr A Darby	District Councillor	AD
C Cllr A Hardman	County Councillor	AH
Ms Kathy Else	Representative of RPS Planning & Development	KE
10 members of the public		

Action

1.	Apologies. None received.	
2.	Declaration of interest. JF declared a possible interest in item 4 should land in The Groaten that has been earmarked for possible development be mentioned. DC declared interest in item 8.7.	
3.	Minutes. The minutes of the meeting held on 13 September 2011 were agreed and signed by the Chairman.	
	Item 4 was brought forward to allow questions about the subject during PQT.	
4.	<p>Land north of Ashton under Hill opposite Bredon Hill Middle School.</p> <p>KE gave a short presentation about the proposal to develop the land which would include widening the road and creating more parking spaces (which she said WCC could not finance) to be used by school coaches and parents dropping off students which had been a long running problem. The plan would also include landscaping in the area; a point which was emphasised by the owner of the land. KE said that she hoped to gain support in principle from the PC. She said that there were time constraints as any plans would have to be submitted by 18.11.11 when planning legislation is due to change. Later, AD challenged the urgency as there would be possibility to apply for development as a Rural Exception Site. KE requested that any PC support be minuted.</p> <p>Members of the PC asked how many dwellings were planned but KE said that that had not been decided. Members of the PC showed concern about the extra traffic that would occur because of the</p>	

	<p>proposed new houses. A member also pointed out that the school buses turned in the school. Concern was also shown about the access to the proposed development being opposite the school and possible extra congestion. KE said that the entrance could be moved north to alleviate this. It was agreed that the PC couldn't commit itself until actual plans were received.</p> <p>The Chairman invited questions/comments from the public.</p> <p>A member of the public pointed out that the congestion at the school only lasted for 10 minutes at either end of the school day and that problems lay in the size of busses and the way they were driven and considered the present plans were implausible. The members of the public supported previous comments made by the PC.</p>	
<p>5.</p>	<p>District Councillor's report.</p> <p>"Apart from the local planning applications which have been reported to you and which have been treated under delegated powers, there are two major issues which will have an impact on Ashton under Hill as well as more widely.</p> <p>1. The Draft National Planning Policy Framework (NPPF). This is the government's new approach to planning and seeks to sweep away several thousand pages of detailed planning policy expressed in Planning Policy Statements and Planning Policy Guidance notes and to replace them with some fifty pages of general principles, chief among which are a presumption in favour of "sustainable development" and an abandonment of a policy to protect the countryside for its own sake. The new system will be plan-led, although the local authority plans which put it into effect must be in conformity with the NPPF. Where a local planning authority does not have an approved plan developers are to be allowed to develop almost anywhere (though not in green belt or AONB) so long as they can show the development is "sustainable". The framework does not define this precisely and the government is believed to take the view that the definition should be settled by case law. This will leave planning authorities at the mercy of developers, and to protect ourselves it is vitally important that the new South Worcestershire Development Plan (SWDP) should be in place by the time the new rules come in.</p> <p>Wychavon has made a detailed response to this consultation and I contributed suggestions for the strengthening of the sections dealing with the built and natural heritage. I don't know if your Parish Council responded, but, if not, it is now too late.</p> <p>2. SWDP Preferred Options consultation. The three districts, Malvern Hills, Worcester City and Wychavon are currently consulting on this document and a presentation was held on Bredon Village Hall on 21 October. I would urge the Parish Council to make its own response to this consultation, which can be downloaded from the SWDP website. There will be at least three elements to this response which are shown under (a), (c) and (d) below. I would not necessarily expect you to be interested in (b) and (e) but you should check for yourselves.</p> <p>a) You need to decide whether you are happy with the general development strategy laid out in part 4. My feeling is that the framework and strategy is right but that the policies SWDP 3 and</p>	

SWDP 5 may need to be supplemented by additional policies to give more detail to the general objectives of preserving the heritage, biodiversity and landscape. It should be noted that the detailed policies in the present Wychavon District Plan, (ENV 1 to 16), dealing with these issues will be scrapped when the new plan is adopted. At the time when these SWDP policies were drafted it was thought that local plans should not go into a great deal of detail on matters governed by central government PPS and PPG. However under the new proposed framework all this central government guidance is being swept away and local authorities must be very specific if they are to stand up to inspectors at appeal.

You should note that under SWDP1 Settlement Hierarchy there is a presumption some sites will be allocated in category 1, 2 and 3 villages primarily for local housing and employment needs. So far one small housing site has been identified in Ashton – see SWDP 24 Category 2 Village Sites below.

b) Parts 5-11 deal with urban areas, which may not be of much interest to Ashton PC.

c) Parts 12-16 deal with development in villages and I would advise you to comment on policies SWDP 22 Rural Employment and SWDP 24 Category 2 Villages. Ashton is one of these, but has one proposed site for six houses on Station Road, on which you should comment. You will still be eligible for rural exception sites and for infilling within your existing development boundary, but if you think that you may need more than this you should say so.

d) Parts 17-28 deal with a range of issues including the important ones of design and green infrastructure, which replace more detailed policies in the existing Wychavon Local Plan. You may wish to comment on some or all of these.

e) Part 29 deals with implementation and monitoring.

There is a third issue which is concerning me and the other villages which I represent, although it is likely to have much less effect on your parish. This is the Gloucester, Cheltenham, Tewkesbury Joint Core Strategy.

The three North Gloucestershire Districts are also preparing a joint development plan. Since the area that it covers adjoins my ward I have been paying attention to what is likely to be proposed. This plan is running some time behind the SWDP and has not yet put forward its preferred options for public consultation. However it has just published a document in the evidence base which can be found on its website www.gct-jcs.org/EvidenceBase/ called JCS Broad Locations Report – Oct 2011. Six broad areas are considered for the Tewkesbury Ashchurch area, of which two, T1 Land at Mitton and T2 Land at Northway, would have very serious implications for the Bredon Hill villages. Not only would they bring the area of built development much closer to the Bredon Hill AONB, with detrimental effects on the views from it, but more seriously they would generate a great deal of traffic through the villages as people wishing to travel north on the A46 will avoid the lights at Aston Cross and turn north through Kemerton, Overbury and Conderton to pick up the A46 at Beckford. So far T1

	<p>which lies in Wychavon is not being recommended but T2, the land to the north of the Ashchurch Depot, is the preferred location for 2000 houses and 10 hectares of employment land.</p> <p>In addition to these planning issues I have just received a notice confirming a tree preservation order on a willow at Bredon Holt, Elmley Road. I imagine that your clerk has received a copy of this.”</p> <p>It was agreed that the PC should support the views of AD and JH would send a respond accordingly. AD left the meeting.</p>	JH
6.	<p>County Councillor’s report.</p> <p>AH noted that work had begun to improve the footway from Old Manor Farm to Willow Close and that it was being funded by AH’s C Cllr’s fund.</p> <p>Ad reported that there would be one more round of footway schemes next year with a budget of 2 million pounds for the whole county. He suggested targeting the footways in Cornfield Way as these were starting to disintegrate. GB pointed out that the footway between Cottons Lane and Woodlane needed attention. AH said that would come under general maintenance.</p> <p>DC asked if the grass strip that runs beside the footway running from Piggy Lane to Cornfield Way could be converted into a lay by to alleviate congestion in that area. AH said that a possible solution could be to use grass crete in the area which would be economical in time and materials.</p> <p>RS pointed out that Beckford Road still suffered from rain water running off fields across the road. AH said it would be helpful to walk the area. AH to liaise with JH. AH left the meeting.</p>	AH AH
7.	<p>Planning</p> <p>7.1 W/11/01964/PP & W/01965/LB – Plough Cottage, Elmley Road. Building of wall in front garden using Cotswold stone (replacing existing iron railings) and addition of gate (replacing existing broken half gate). No objection.</p> <p>7.2 Applications received after publication of the agenda. None.</p> <p>7.3 Applications considered out of meeting.</p> <p>W/11/01654/LB – Rookery Nook, Beckford Road. Repairs and alterations to roof, installation of wire netting, new soffits to windows, eaves and gables, new chimney pot. No objection.</p> <p>W/11/02104/PN – Rails End, Back Lane. Removal of condition 2 of planning permission ERO/238/61 (4590) relating to agricultural occupancy condition. No objection.</p> <p>W/11/02177/RM – Harvest Fields, Back Lane. Removal of condition 2 from approval of reserved matters W.254/79 – “This permission shall endure for the benefit of the applicant only”. No objection.</p> <p>Decisions</p> <p>Approval</p> <p>W/11/01654/LB – Rookery Nook, Beckford Road. Repairs and alterations to roof, installation of wire netting, new soffits to windows, eaves and gables, new chimney pot.</p>	JH
8.	<p>Progress reports</p> <p>8.1 Social Centre.</p> <p>DC reported that:</p>	

	<ul style="list-style-type: none"> • The Fun Run was cancelled due to lack of support • ASC Chairman and Secretary were to meet with the head of the First School about the hall floor. • The damaged bollards in the playing field were to be replaced. • The annual inspection of the play area had taken place. Although the official report had yet to be received it was known that more bark was needed in the area. <p>8.2 Bredon Hill Conservation Group. GB reported that the next meeting was on 9.11.11.</p> <p>8.3 Policing matters. Ted Williams reported that:</p> <ul style="list-style-type: none"> • 101 was now the new non-emergency number to contact the police which would replace 0300 333 3000. • He would be attending the PACT meeting on 30.11.11 in Beckford. <p>8.4 Flood Warden. ASC had cut a new village hall key for the flood warden. It was requested that he should receive it as soon as possible.</p> <p>8.5 Lengthsman. JH to ask the Lengthsman to side out the footway between the Star Inn and the Church.</p> <p>8.6 Footway between Old Manor Farm and Willow Close. See 6 above.</p> <p>8.7 Repairs to the wall outside Rockland Cottage. JH reported that the work was on going.</p> <p>8.8 Grit bin Cornfield Way. The bin was now in place and secured. JH to order grit/salt mix.</p>	<p>JH</p> <p>JH</p>
<p>9.</p>	<p>Finance</p> <p>9.1 Ashton Social Centre. After thorough consideration it was agreed to donate £5,000 towards the costs of refurbishing the Village Hall kitchen and that this would be raised through the precept.</p> <p>9.2 St. Barbara's Church. It was agreed (with one abstention) to donate £1,500 towards the cost of churchyard maintenance in 2012.</p> <p>9.3 Grass cutting 2012. Only one tender had been received and this was accepted at £1295 for 7 cuts during the year.</p> <p>9.4 Payments. Copies of the current financial report were circulated. All payments (totalling £3,917.55) were agreed and cheques were signed.</p> <p>9.5 Bank balances. These were accepted.</p> <p>9.6 Budget 2012/2013. Copies of the draft budget were circulated. After due consideration it was agreed to set the precept for the next financial at £14,000.</p> <p>9.7 External Auditor's report. JH report that the External Auditors had given an unqualified audit opinion for 2010/11. She also reported that the external auditor had queried why the level of reserves was more than twice the precept. JH had explained that this was because money had been kept in hand to cover the cost of recent trees works.</p>	<p>JH</p> <p>JH</p> <p>JH</p>
<p>10.</p>	<p>Litter pick. It was agreed to carry out the litter pick on 4 February 2012. JH to order equipment.</p>	<p>JH</p>
<p>11.</p>	<p>Councillors' training. It was agreed to organise the event for 16 January 2012 at 7pm.</p>	<p>JH</p>

12.	Carbon economy. FM gave a presentation (copy attached) about the different ways that it was possible to reduce the village's carbon footprint. It was agreed that he would explore the interest in the village for setting up a steering group to explore the subject further and that an item would be put in the Ashton News. Agenda item January 2012.	JH FM
13.	Correspondence. All had been previously circulated as per file.	
14.	Councillors' reports and items for future agenda. JF requested an extraordinary to be called when the PC was in receipt of full details of the proposed development on land north of the village as outline in item 4 above.	
15.	Date of next meeting. 10 January 2012.	

The meeting ended at 9.55pm.

DRAFT