

Hardwicke Parish Council

Minutes of Meeting held on Monday December 2nd 2013.

Present

Cllr David Mossman (Chair)

Cllr Gill Oxley

Cllr Sarah Costello-Byrne

Cllr John Perkin

Cllr Andrew Gough

Cllr Fran Welbourne

Cllr Theresa Harrison

Cllr Lyn Welbourne

Cllr Helen Michael

In attendance

Two representatives from Hardwicke Football Club, Three representatives of Quedgeley Methodist Church, PCSO Manja Tunney one member of the public and Kevin Lee Clerk.

107/13 Apologies.

Apologies for absence were received from Cllrs. Mike King and Victoria Lowe. District Councillor Graham Littleton and County Councillor Tony Blackburn.

108/13 Declaration of Interests.

Cllr Gill Oxley declared an interest in respect of the planning item S.13/2498/FUL

Cllr Fran Welbourne declared an interest in planning application S./13/2585/HHOLD

109/13 Minutes of Meeting held on November 4th 2013

The minutes of the meeting of the meeting held on November 4th 2013 were approved as a correct record and signed by the Chair.

RESOLVED To approve the Minutes

110/13 Public Consultation

a)

Mr Neil Oxley attended the meeting and was invited to speak by the Chair to outline his concerns about the planning application for Quedgeley West S.13/2498/FUL.

Mr Oxley identified a range of issues that he wanted the Parish Council to consider in its response to the planning application. These included; flooding, noise, traffic

congestion, size and appearance of the proposed development and impact on neighbouring residential properties.

b)

Three representatives of the Quedgeley Methodist Church were invited to speak to outline their proposals for taking ownership of the Starting Gate Public House. They informed the Parish Council that they had viewed the property, which had been on sale for a number of months, and were in discussions with the selling agents.

The Church had undertaken very initial discussions with Stroud District Council and wanted to advise the Parish Council of its desire to buy the premises to transform them into a church and local community asset.

The Parish Council was pleased to learn of the Church's interest in taking possession of the site. Possible additional services that could be provided from the premises were also discussed. In particular, the Chair of the Parish Council asked whether the Church would consider running other community services eg post office or store from the site. Representatives from the Church agreed that this may be an option and they would investigate this further. Parish Councillors supported the proposals and agreed that it would support the Church as much as possible.

111/13 Police Report

PCSO Tunney provided Members with a summary of the latest crime figures for the area and compared them to the same three month period in 2012. There had been a total of 43 incidents in 2013 compared to the 33 in the same period in 2012. The major cause for the increase was the number of reported incidents for assault, including one assault on a Police Officer.

112/13 Hardwicke Football Club

The Chair and Secretary of the football club presented their proposals for securing future progress of the club. Members were informed that the club was aiming to gain promotion to the County League. In addition to securing a top two finish in their current division, the Club would need to satisfy certain ground criteria. In particular, the club would need permission from the Parish Council to erect pitch perimeter barriers for the duration of the season.

The club confirmed that the barriers would not be permanent and would be taken down at the end of each season. It was also confirmed that the barriers could be taken down during the season should wider access to the field be required.

Members raised a number of questions in respect of safety, vandalism and third party liability insurance. The Club responded that they were aware of the issues and that their liability insurance would be amended to incorporate the barriers

RESOLVED The Parish Council agreed to support the football club and agreed to grant permission to the Club to erect pitch perimeter barriers.

113/13 Dealing With Developers Protocol

The Chair of the Council, David Mossman, presented the protocol which had been developed by Gloucestershire Rural Community Council (GRCC) with Stroud District Council with input from a number of Parish Councils including Hardwicke.

The aim of the protocol was to enable open, agreed and well-structured working between communities, developers, elected members and local authorities in advance of planning applications with the intent of helping to deliver better quality development.

RESOLVED To endorse the protocol and confirm its adoption by the Parish Council.

114/13 Agreement for use of Playing Field

The Clerk presented a report which set out the pitch hire agreements for the two football clubs and the cricket club for a three year period. The report set out the proposed hire charges for a season as being £240 for the senior football club and the cricket club and for a fee of £50 for the junior football club, Hardwicke Rangers.

Members supported the agreement and recommended that the fees be reviewed on an annual basis in order to respond to any changes in costs for grass cutting.

RESOLVED To agree the revised pitch hire agreements subject to an annual review of hire charges.

115/13 Planning Applications

- S.13/2498/FUL Quedgeley West Trading Estate construction of two industrial units. The Parish Council recognised that the site already had planning approval for industrial premises. The Council however, identified a number of factors which would impact on local residents that it wanted the district council to take into account.

The Council was concerned about the impact of flooding that would be caused by the proposed development the parish Council would want the problem resolved prior to any planning permission being given.

The size of the proposed buildings would completely dwarf neighbouring residential properties and have a serious negative impact on the value of those properties.

The property directly affected, adjacent to the site (Pound House), was built in the 1920s and has contributed to the longstanding character of the Village of Hardwicke.

The proposed development would have a detrimental impact on this property with the loss of light, character and privacy.

There is negative experience of the impact of other major industrial developments on the site. These have not been constructed in a way which blends in with the natural environment. The signage and colours used in such buildings is a particular eyesore and detracts from the character of the area. The Parish Council would request that as a condition any approved development, that any signage, advertising, or general colour/finish to the buildings is sensitive to the rural surroundings.

The proposed operation from the proposed buildings would create noise and associated nuisance to residents. The impact of noise will significantly affect residents in Pound Lane and, based on experience of the existing industrial units operating from the site, residents in Green Lane will also be affected. The Parish Council would wish to be assured that sufficient action will be taken to address the problems of noise attenuation. Attention should also be given to reduce the noise created by vehicle movements around the site as this too will have an impact on residents.

The Parish Council would wish to see the operating hours confirmed within a specified time of a normal working day. The application does not identify the actual working hours.

The proposed development will clearly generate additional traffic to and from the site and within the site itself. Access to the site will add to an already congested traffic situation, particularly around the main commuter times.

RESOLVED The Parish Council to inform Stroud District Council of its concerns associated with the proposed development as identified above.

- **S.13/2585/HHOLD 5 Elmgrove West 2 storey side and rear extension**

The Parish Council in consideration of the proposed application took into account the overall size of the plot and whether the application would lead to over development of the site.

RESOLVED The Parish Council raised no objections to the application

- **S.13/2117/OUT Mayo's Land. Outline Planning Permission for the development of up to 55 dwellings.**

The Parish Council recognised that planning permission had already been granted for development of the part of the site which lay within the Gloucester City Boundary. The Chair, David Mossman advised colleagues that the Parish Council had already made representations to the City Council outlining its concerns and opposition to the proposed access onto Meerbrook Way and the B4008. (The City Council's Planning

Committee would be considering its response to the application on December 3rd 2013).

Members agreed that the Parish Council should make representations to Stroud District Council to oppose the development on grounds of the proposed highway matters.

RESOLVED To oppose the application on the grounds of inappropriate highway considerations and to highlight concerns about; the approved speed limit for the B4008, the lack of safe crossing facilities for residents and public, the volume of traffic that the development would generate and the already heavy traffic congestion in the area.

116/13 Finance Report

The Clerk presented the finance report for the period ending November 30th 2013 and a list of payments. The Clerk also presented a quote of £200 from a contractor for cutting back hedges adjacent to the brook in Church Lane, near to the Church.

The Chair David Mossman informed Members that a site meeting had been held with Gloucestershire Highways to explore the reason for flooding in parts of Church Lane which had recently affected properties in the lane. It was on the recommendation of Highways that the hedges be cut back in the first instance. Cllr John Perkin proposed that the Clerk be given approval to take necessary action to ensure the ditches were also cleared

RESOLVED To agree the finance report, agree the list of payments and to approve the quote for hedging works and for the Clerk to take necessary action for the ditch clearance

117/13 Parish Councillor Reports

- Cllr John Perkin requested that an update be given on the issue of providing a guard rail in Green Lane on the footpath near to the pond where the ditch was particularly steep. It was agreed to invite Gloucestershire Highways to a site meeting to investigate alternative options.
- Cllr Lyn Welbourne reported that some the fencing close to the Elmgrove Play area had been damaged and need to be replaced.
- Cllr David Mossman (Chair) gave members an update on the planning appeal for Javelin Park. It was reported that the Parish Council had provided extensive documentation to support its opposition to the application including full photographic evidence. Members agreed that it was not necessary for the Parish Council to seek to speak at the hearing.

Meeting Closed 9.25 pm

Signed.....

Chair.....Date.....