

# PRESTON PARISH COUNCIL

## MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON THURSDAY, 3 SEPTEMBER 2015

**PRESENT:** Cllr Mrs S Cameron (Chairman), Cllr G Edwards, Cllr Mrs R Freyne, Cllr N Price and Cllr Mrs C Sutton

**ALSO IN ATTENDANCE:)** Ms M Longstaff and Mrs C Braidwood (Clerk)

**1. Apologies and Reasons for Absence**

Cllr Mrs J Tomblin (Personal)

**2. Declarations of Interest & Code of Conduct**

**2.1 Member's Declarations of Interest in Items on the Agenda**

None

**2.2 Updates to Members Register of Interests**

None

**3. Minutes from Previous Meetings**

**3.1 Acceptance and signing of the Minutes of the Parish Council Meeting held on Thursday, 2 July 2015**

**RESOLUTION 23/15**

The Minutes were unanimously agreed as a true and accurate record and were signed by the Chairman

**3.2 Acceptance and signing of the Minutes of the Parish Council Meeting held on Monday, 6 July 2015**

**RESOLUTION 24/15**

The Minutes were unanimously agreed as a true and accurate record and were signed by the Chairman

**4. Matters Arising from the Minutes**

**Village Road Signs – To Consider Quotation from Highways**

The Clerk reported that the quotation for the cost is still awaited from Gloucestershire

**Action:** Highways.

**Update on A419**

It was confirmed that the VAS signs have been removed and that Gloucestershire Highways has agreed to install pedestrian signs to warn drivers about the pedestrian /

**Action:** cycle crossing.

**5. Village Design Statement**

Cllr Mrs Sutton reported that there had been no further progress over the summer and that the Questionnaire will be going out to all households in September.

The Chairman advised that at a recent CDC Planning Forum it was stated that Design Statements are not recognised as planning documents and don't carry any weight.

However, it was agreed that this was considered when the decision was made to pursue the Statement as it can be used as a basis for a Neighbourhood Plan, which will carry greater recognition.

**6. Report from County and District Councillor – Cllr Shaun Parsons**

**Wychwood development** – confirmed that the house application was approved in 2014 but the application for the garage was withdrawn and has not yet been re-submitted.  
**Cirencester Hospital** – changes so that it will become a Minor illness and Injuries Unit with Specialist operations and a GP out of hour's service.

**7. Questions and Comments from the Public**

None

**8. Playing Field**

## **Play Area Report – Cllr G Edwards**

Nothing to report.

## **Play Area Refurbishment Update**

The Clerk reported that the grant applications need to be progressed as soon as possible.

### **9. Village Hall - Report and Update from the Last Meeting**

Cllr Mrs C Sutton reported that:

- Blinds are being made.
- 19 October – Waterloo evening by theatre group and Bread and Cheese supper.
- Pub evening is coming up.

### **10. Village Affairs**

It was suggested that wild flowers sown on the central reservation would make a colourful addition at the Toll Bar but following discussion it was agreed that trees would be better.

**Action:** Cllr Parsons agreed to make enquiries about landscaping.

### **11. Finance**

#### **11.1 Bank Reconciliation and Budget Status up to 31 August 2015**

Noted.

#### **11.2 To Approve Bills for Payment**

##### **RESOLUTION 25/15**

It was resolved to pay the following bills:

Busy Fingers - Newsletter Printing June	£ 30.04
Busy Fingers - Newsletter Printing July	£ 29.11
Busy Fingers – Newsletter Printing – August	£ 32.42
Grant Thornton – External Audit	£150.00
Bibury Landscaping - Grasscutting	£600.00
Bibury Landscaping – Installation of Bench	£321.60

#### **11.3 Close of Audit and External Auditors Certificate and Opinion for Year Ending 31 March 2015**

The close of the Audit was noted together with the Auditors Opinion as follows:

"We reported in the 2013/14 audit report that Council Tax Support Grant of £3,380 had been incorrectly included in Box 2. The Council has not restated the comparative figures for 2013/14. Box 2 should state £19,560 and Box 3 should state £4,407 in the 2014 column on the 2015 Annual Return"

### **12 Planning**

#### **12.1 New Planning Applications**

##### **15/03052/FUL Stratton Place 42 Gloucester Road Stratton Cirencester Gloucestershire GL7 2LA**

Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 36 assisted living units, ancillary accommodation and associated works

**Response by 17 September 2015**

##### **RESOLUTION 26/15**

It was resolved that there was no objection to the application; however, concern should be expressed regarding inadequate infrastructure and specifically sewerage and surface water drainage.

**Action:**

#### **12.2 Planning Applications Responded to Since Last Meeting**

##### **15/01923/FUL Land Parcel East Of Witpit Lane Preston Gloucestershire**

**Proposed development of solar photovoltaic modules including access, temporary construction compound; single and double inverter platforms; transfer station; collecting station; security fencing; CCTV cameras and poles; landscaping; and associated works and infrastructure including underground cable along London Road verge and Witpit Lane verge and related equipment to allow connection to the electricity distribution network.**

Preston Parish Council supports the development of solar renewable energy and welcomes the opportunity to work with Belectric to increase supply to the national grid.

However, Preston Parish Council objects to this proposal on the grounds of size. The proposed 94-acre site will dominate the small community of Preston and destroy the open view from the bridleway and the Witpit Lane Bridge. The proposal is alien and urbanising; it does not fit well in the rural landscape and does not conserve or enhance it. This rural view is a valuable asset to local residents, visitors and walkers and the loss of this amenity is a

significant material consideration.

The Parish Council wishes to see a reduction in the overall size of the application by removing the area parallel to the bridleway, equating to half of the first field. This amendment together with significant planting would result in the proposal being less visible from the Witpit Lane Bridge and the bridleway.

In addition, there is considerable local concern regarding the cumulative impact created by an existing solar farm in close proximity in the adjoining Parish of Ampney Crucis together with plans for another 2 such farms within a 5-mile radius.

However, if CDC is minded to approve the application, Preston Parish Council requests that the following issues be conditional on any planning approval and to be agreed with the Parish Council

- A transport plan to cover the building phase and include – a mobile wheel washer to be on site for vehicles leaving the site; A417 London Road to be kept clean throughout the working day; all road and verge damage (especially on Witpit Lane and A417 London Road) to be repaired at the expense of the developer; no heavy vehicles to use the road through the Village; working hours to be restricted to a reasonable time and enforced.
- Landscaping of the site including screening to protect the view from Witpit Lane Bridge and the bridleway.
- Details of Security, Lighting and Fencing.
- Details of any battery storage to be used in the future
- Decommissioning Method and Funding

Furthermore, the Parish Council requests that CDC gives a view on the scale of solar development across the District that it considers would be detrimental to the landscape as there are currently no guidelines but an increasing number of solar farm planning applications.

#### **15/01923/FUL Land Parcel East Of Witpit Lane Preston Gloucestershire Renewable Energy**

Cllr Parson advised that there are no indicative renewable energy figures for the County.

#### **Community Benefit Negotiations**

Cllr Mrs Freyne updated Members. Mr N Tanner (Solicitor) had been consulted and was advising on negotiations with Belectric. Various issues such as a one off payment as opposed to annual payments and request for a list of suitable projects were being discussed and the final version of the document was awaited.

#### **RESOLUTION 27/15**

It was unanimously resolved to give power to Cllr Mrs Freyne to consult Members by email and to act on the Council's behalf to bring the Agreement to a conclusion that would benefit the Village of Preston and to arrange for the final document to be signed on behalf of the Council.

**Action:**

#### **15/03164/TCONR Village Farmhouse 78 Preston Cirencester Gloucestershire GL7 5PR**

#### **T.1 - Cypress - fell**

No Objections

#### **14/05481/REM Siddington Park Farm, South Cerney, Cirencester, Gloucestershire, GL7 6ET Approval of Reserved Matters for Reserved Matters pursuant to Outline permission ref.11/05716/OUT (Continuing Care Retirement Community (Use Class C2), including a core building with care bedrooms, close care units, linked assisted units and ancillary facilities, detached assisted living units, landscaped grounds, internal highway layout and car parking) at Land At Siddington Park Farm South Cerney Cirencester Gloucestershire GL7 6ET**

Preston Parish Council objects to this application due to the lack of parking provision on the site. The 4 blocks of Assisted Living Units are likely to be occupied by a high proportion of residents who have their own transport and will require parking. Together with staff and visitors there is insufficient provision and no provision whatsoever for emergency vehicles and health workers.

Public transport to the site is very limited and Table 3 of the Transport Plan shows only 1 journey per week in each direction for the No 78 bus service and only 2 journeys per week in each direction for the No 854 bus service. There is no safe pedestrian route to access bus services in Siddington. Despite providing parking for cycles on the site, the route to Tesco requires crossing Siddington Road, which is particularly hazardous with traffic coming from South Cerney, and Siddington round a blind bend. The Parish Council has long lobbied

Gloucestershire Highways for a safe pedestrian and cycle crossing here and across the A419. In fact, residents and representatives of the Parish Council met with Highways Officers only last week to see how crossing the very busy A419 might be made safer but Officers acknowledged that there is no funding to do so.

It is of particular concern that as each planning application is considered in isolation, the cumulative impact of traffic levels created by successive developments in this area are not being recognised. When responding to application 14/04516/OUT Erection of up to 6 dwellings at Preston Mill Barn, the Parish Council drew attention to the lack of safe pedestrian and cycle routes but the problems are not being addressed.

**15/03018/FUL Land Parcel Off Witpit Lane Adjacent To The A417 404918 East 201036 West Preston Gloucestershire**

**Change of use to park two HGV's including trailers**

Preston Parish Council objects to this application, as it is inappropriate for a residential village setting. The change of use has been in operation for at least the last 12 months and complaints about disturbance from noise has been made to CDC's Environment Officers who are liaising with local residents. Nearby residents are regularly disturbed by the noise of lorries very early in the morning and very late at night (see attached schedule).

There are trees on the site but screening is inadequate. The brightly coloured covers on the lorries are clearly seen from the road and PROW (see photograph) and this visual impact detracts from the rural character of the Village.

It is acknowledged that the lorry drivers have been using Witpit Lane to access the site and not the main route through the Village. However, the lorries are too large to negotiate the bridge, bends and oncoming traffic without damaging the verges on the single carriageway with few passing places. The surface of the road has also been severely damaged leaving many potholes (see photograph). This is worse on the lane between Witpit Lane and the site where there is a tight bend to negotiate creating a hazard for cyclists and horses.

If, however, the Planning Committee is minded to permit the application, the Parish Council requests that consideration is given to:

- Continued use of Witpit Lane and not allowing access via the Village;
- Restricting the time of day that lorries can be moved on and off the site with special consideration given to weekends;
- The lorries could be parked away from the hedge to reduce visual impact from the road and neighbouring residential properties;
- There is no increase in the number of cars parked on the site.

Cllr Parsons advised that whilst the main concern is noise, under the 1990 Noise Pollution Act, noise is permissible. There would be quite a lot of noise already from farm vehicles and following the Environmental Officers assessment there is not sufficient noise for the Planning Authority to refuse it. Furthermore, noise is not a statutory nuisance.

**RESOLUTION 27/15**

It was unanimously resolved to request a Weight Limit on the road through the Village.

**12.3 Decision Notices Received**

None

**12.4 Planning Correspondence and Issues**

Cllr Parson reported that inadequate infrastructure impacts heavily in Siddington. The sewage pipe was installed in 1955 and is now inadequate for use. Thames Water has still not addressed the problem and he expressed concern that the issue is not being addressed through the Planning system and successive developments.

**RESOLUTION 28/15**

It was unanimously resolved to comment on infrastructure and, in particular, sewage on all future planning applications.

**12.5 Planning Items Received since Publication of the Agenda**

None

**13. Website - Update**

Nothing to report.

**14. Correspondence**

**Cotswold Tree Wardens – AGM – 24 September 2015**

Noted

**CDC Consultations – Licensing Act and Gambling Act**

Noted

**GCC – Changes to Cotswold Bus Services**

Noted

**GRCC – Right to Buy**

Noted

**NHS – Healthwatch Gloucestershire**

Noted

**GCC – Armed Forces Covenant**

It was agreed to find out more about the Covenant with a view to becoming involved.

**Citizens Advice Bureau – Invitation to AGM – 16 September 2015**

**Action:** Noted

**15 Any Other Business**

None

**16. Date and Time of Next Meeting**

**Thursday, 5 November 2015 at 7 pm in the Village Hall**

**There being no further business the meeting closed at 8.55 pm**