

PRESTON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON THURSDAY, 3 NOVEMBER 2022

PRESENT: Cllr Mrs J Tomblin (Chairman), Cllr Mrs S Cameron, Cllr A Miles, Cllr Mrs C Elson and Cllr N Price

ALSO IN ATTENDANCE: Cllr M Every (CDC) and Mrs C Braidwood (Clerk)

1. Apologies and Reasons for Absence

Cllr A Stone (Personal), Cllr Mrs P Chester-Master (Personal) and Cllr L Spivey (GCC)

2. Declarations of Interest & Code of Conduct

2.1 To Receive Member's Declarations of Interest in Items on the Agenda - None

2.2 To Receive 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 1 September 2022

RESOLUTION 30/22

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

3.2 Matters Arising from the Minutes

Grass cutting on Central Reservation at Toll Bar

The Clerk confirmed having requested regular cutting of the central reservation as the wildflowers have not been successful.

4. District Councillor

Cllr Mike Every

- Confirmed that he had submitted comments to CDC Planners and Pegasus following the recent presentation of proposals for housing development on Kingshill Lane (Attached).
- CDC is preparing its budget for the coming year which will be discussed at the Council's meeting next week before going out for full consultation. Considerations have been: inflation which is having a massive impact; this year's settlement to staff of 6 or 7% although the Council had only budgeted for 2%; retendering of the Museum and Leisure Centre services; and increased cyber security. Some charges will go up e.g. garden waste and parking. Revenue from parking amounts to £3 million and is ring-fenced for certain specified services. The Council does have reserves but there is an estimated £750,000 to £1m gap in the revenue budget. National government funding is not yet known, and every Council will be struggling for money.

5. Police – PCSO Beverley Rowe and PCSO Sue Fellows

Action: CB Not available. Cllr Every suggested that the Council requests a Crime Report.

6. Questions and Comments from the Public. - None

7. Chairman's Report

Cllr Mrs J Tomblin reported that as the Jubilee Lunch had been such a great success, it would be good to hold a similar event for Charles III's Coronation in May 2023, and that she would suggest sharing the cost at the next Village Hall Committee meeting. Planning for the event could begin in January. Mugs to commemorating the Jubilee had been popular but had created a great deal of work. Once timings are known, it might be possible to screen the event in the Village Hall.

Action: JT

8. Playing Field

Verbal Report – Cllr Mrs Elson – Nothing to report.

There had been no news about work on the Church Farm poplar trees, but it is believed that there has been opposition to them being felled despite the danger to overhead power cables. In the circumstances, Cllr Price was requested to keep an eye on trees in the Playing Field and on the boundary.

Action: NP

Cllr Mrs Elson advised that Bromford Housing Association are not reletting the garages as it is believed there is a problem with asbestos. The Clerk was requested to check the licence giving access to the Playing Field.

Action: CB

Update re Lease

Action: CB

No communication has been received from the Trustees or their Agent.

9.

Village Hall

Minutes of the Meeting held on 17 September 2022 - Noted

Verbal Report from Trustees

- The recent Quiz night was very successful.
- Coffee mornings are going to be held on the first Saturday of each month.
- The last Coffee Morning was held in aid of Macmillan and raised over £200.
- Christmas Drinks will be held on Friday, 23 December
- The next Committee meeting will be held on Saturday, 19 November.
- Emergency planning – The Committee has been advised that it should inform the Insurers that the Hall could be used as a place of refuge and that cover should include the use of candles. This was deferred at the last meeting to the meeting on 19 November.

10.

Village Affairs

Transport to School and Footway for Kingshill Lane - Cllr Spivey – Not Available

Replacement Noticeboard for Kingsway

The Clerk confirmed that this has been ordered for delivery to Cllr Price.

Maintenance of Hedge Opposite the Rectory

It was noted that Cllr Price had arranged for the hedge to be cut and the work has been carried out.

Rangeford Retirement Village – Siddington Park

The Chairman reported that she had visited the estate office today. Two properties are currently occupied with a large section of the remainder to be occupied by the end of January 2023. The developer would be providing a community noticeboard sometime in March.

11.

Finance

11.1 Bank Reconciliation and Budget Status up to 31 October 2022 – Noted

RESOLUTION 31/22

It was resolved to adopt the report as attached.

11.2 Bills for Payment: Attached Schedule - None

11.3 Budget for 2023 – 2024

- A draft budget was presented for discussion and some suggestions made such as: Play Area Maintenance to be increased to £250 and to be a ring-fenced reserve to be built on each year.
- Audit to be increased to £750 as a Limited Assurance Review will be required for this year's Accounts (to be paid in the next financial year).
- A budget of £250 be set aside for celebrating the Coronation in May next year.
- The Clerk's salary to be reviewed.

RESOLUTION 32/22

It was unanimously agreed that the Gridserve Community Funds should be saved for a significant project and not drip fed into revenue. The Chairman recommended that residents could be asked for project suggestions at the Annual Parish Meeting in May and the most judicious put to a vote. It was agreed that some general guidance will be needed so that it is clearly understood what is possible.

12.

Planning

12.1 New Planning Applications

22/03490/FUL Straw Barn Witpit Lane Preston Gloucestershire
Change of use from agriculture to storage use with ancillary office accommodation (retrospective)

The Council had no objections to the application as it stands but was concerned that it doesn't go far enough. Nearby residents have complained that there is persistent noise from an excavator operating all day every day to distribute waste brought back from job sites. The Council considered that the change of use should be changed to industrial and storage use and requested that the noise nuisance be passed to Enforcement for investigation.

12.2 Planning Applications Responded to Since Last Meeting

22/02687/FUL Preston Court Siddington Cirencester Gloucestershire GL7 6ET
Erection of single-storey side extension, rear extension, detached carport, porch and flag pole

The Parish Council objects to this application on the following grounds:

- The area of glazing on the west elevation is greater not less as claimed in reports.
- No technical details about the proposed frosted/tinted glass or about the internal lighting which makes it impossible to assess the impact of light spillage.
- The drawings do not show the extent of site clearance, including felled trees, engineering works or additional hard landscaping.
- The proposed gym extension is shown as an existing element, but it has not yet been approved.
- The proposed balcony is large enough for seating and would have a detrimental impact both on wildlife and on the privacy of the neighbours.
- The proposed balcony is off a bathroom which was supposed to be a landing. This change has not been approved.
- The proposed hedge to be planted parallel with the west side of the garage is in fact positioned near the bottom of a steeply sloping riverbank, well below the footings of the garage so would have no impact on reducing light pollution.
- The picture window in the garage is unnecessary and raises concerns about the applicant's intended use of this space.
- The current drawings do not reflect previously agreed mitigation measures and generally continue to threaten the local ecology and wildlife. This application, like previous ones, is misleading and inaccurate.
- Overall, the Parish Council is very concerned about the number of applications for this site, each one giving contradictory, misleading and inaccurate

Cllr Every explained that applications for this site may be affected by the requirement for new habitat assessments as it is within 6 km of North Meadow in Cricklade. He also advised that CDC Planners have significant concerns about environmental and conservation issues on the site as well as outstanding Enforcement matters.

22/03404/COMPLY Forty Farm Kingshill Lane Preston Cirencester Gloucestershire GL7 5PP

Compliance with condition 9 (contamination) of permission 19/02806/FUL-
Conversion of stone threshing barn and attached cow byre into two dwellings and erection of a detached open fronted car port replacing Dutch barn
No Objections

12.3 Planning Applications Awaiting Decision

21/03907/LBC Old Farm House Preston Cirencester Gloucestershire GL7 5PR
Replace existing wooden casement single glazed windows with double glazed, wooden casement windows.

12.3 Decision Notices Received - None

12.4 Planning Correspondence & Other Matters

Appeal 21/02702/OUT. The Old Pump House South Cerney Road Siddington Cirencester Glos GL7 6ET Outline application for the erection of two storey dwelling house with all matters reserved except access

It was agreed to repeat the Council's previous comments.

Proposed Development on Kingshill Lane – Feedback from Pegasus Presentation on 11 October 2022 and the Meeting with the Council on 25 October 2022.

Pegasus representatives had explained that they were consulting on proposals at the earliest stage in order to incorporate comments. They also believed that CDC could have a problem with 5-year land supply. Despite the site not being included in the Local Plan for housing development, Pegasus has asked for it to be considered during the Call for Sites process and hopes to submit a planning application early in the New Year.

Members felt that it was a speculative proposal and a re-hash of the previous one but with fewer houses. It is an isolated development with no connection to the Village or Kingshill Meadow; it needs better road, cycle and pedestrian links and a lot of work needs to be done before it is ready for a Planning application to be submitted.

Cllr Every's formal response is attached.

13. Correspondence - None

Any Other Business

14. Cllr Alan Stone's attendance at the Speed Watch seminar was noted and his email attached to the Minutes

15. Date and Time of Next Meeting Thursday, 5 January 2023 at 7pm in the Village Hall

There being no further business the Meeting closed at 20.43