

DOWN AMPNEY PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING
HELD AT DOWN AMPNEY VILLAGE HALL
TUESDAY 7TH JANUARY 2020, 7.30PM

Present: Cllrs Jenkins (RJ), Tappern (GT), Cope (GC), Higson (AH), Bellamy (LB) and Matthews (AM); Cllr Spivey – CDC (LS); Cllr Doherty – CDC (AD); Clerk – Gail Dillon. 2 members of public.
Apologies: Cllr Dangerfield (KD); Cllr Parsons - GCC (SP).

	Action
<p>2. Minutes of last meeting: These were circulated and approved by the meeting.</p>	
<p>3. Update on waste services AD confirmed that delivery of new black boxes and food containers would be carried out first and the new containers would be issued from February onwards. All cardboard must fit inside the new bag or it will not be removed by the trucks. However the new bag is approximately 4 times the size of the existing bag. The main message which CDC is trying to get across currently is the new process of splitting of food and garden waste into different containers for separate collections. Regarding cost of the garden waste collection there is no official change to the cost to residents as yet. As part of the current budget consultation, CDC is questioning whether they should subsidise collections. They are also asking if people would be happy to pay an increased cost of £45pa which is the actual cost to CDC of providing the service. There are also issues regarding the cost of the provision of containers. They are currently free but the cost to CDC can be up to £60,000 annually. There are many facets to the cost decisions regarding the waste services provided and CDC are currently awaiting the upcoming Government budget to find out what their future budgets might be. AD indicated that there is no decision yet as to what period will be covered by the proposed reduced collections over winter. AM requested that it carries on into November as there is usually still a lot of clearing of garden waste to be done in November. LB raised issue of the extra garden waste sacks that can be purchased from CDC. As they are paper they can disintegrate quickly with wet weather. She suggested perhaps biodegradable plastic could be used instead? There was also a request as to whether some agreement could be made for CDC residents to be able to use the Purton recycling centre again as it is handier than Fosscross Recycling centre. AD to investigate.</p> <p>AD then left the meeting.</p>	<p>Cllr Doherty</p> <p>Cllr Doherty</p>
<p>4. GCC Report Nothing to report.</p>	

<p>5. CDC Report</p> <p>LS advised there is a video on CDC website regarding the new waste collections plan which is very informative. Soft plastics is an ongoing question though. A consultation on the 2020/21 budget has just been opened and will be open until 26/1 for residents to comment. There is an open event on 16/1, 4-7pm at the Bingham Hall. CDC have suffered a 60% reduction in its budget since 2010 so they are now looking at income generation as well as an overall commercialisation strategy. There will be a small council tax increase this year which equates to approx. £5 per Band D property. There are also changes proposed to car park charges.</p> <p>CDC has appointed a climate emergency manager who will be in place from February.</p> <p>The Local Plan is to be reviewed.</p>	
<p>6. Chairmans Report</p> <p>Nothing further to report other than items already included on the agenda.</p>	
<p>7. Trees and Pathways update</p> <p>This point to be carried forward to the next meeting in KD's absence. RJ reported that he has received a map of public footpaths and has passed to KD to review. It should be suitable to add to the information boards. LB is submitting a TPO application but form is much more extensive than originally thought and requires grid references. LB to follow up with CDC Trees Officer. RJ also advised applications would need to be made for the oak trees in Dukes Field too.</p>	<p>Cllr Bellamy</p>
<p>8. Planning</p> <p>See Appendix A</p> <ul style="list-style-type: none"> • Broadway Farm update – the developers had undertaken to reduce the affordable housing to 40% from 50%. However LS explained that the approved plan (following the appeal) does not include new prescribed rules regarding things like space and CIL provision so it is effectively not valid. The developers are therefore having to submit further information to planning in order to make the change. GT raised the point that s106 money was previously allocated back to the developer in order for them to provide 50% affordable housing – what will happen to this now? DA has never received any s106 money from any developments in the past when other villages have. Comments have been submitted on this to CDC. • 55B – fence application – LS confirmed she refused to approve this as a minor amendment ensuring the developer had to submit a full planning application to make the change to the originally approved plan. 	
<p>9. Finance Report</p> <p>The current finance report was distributed along with the proposed budget/precept for the coming financial year. Following various discussions RJ proposed to increase the precept by 2%, taking the precept to £20,910. This equates to an approximate increase per household of approx. £1.60pa. This was seconded by GT and the motion was carried with a majority of 5:1.</p>	

<p>The accepted budget is in Appendix B Clerk to submit precept application on this basis.</p>	<p>Clerk</p>
<p>10. Village Matters</p> <ul style="list-style-type: none"> • Highways: RJ reported that the bridge has now been repaired but the coping stones have gone missing. This has been reported to Highways. • Neighbourhood Plan update: the questionnaires have now been collected and the results are being processed. There was a 70% return rate. There will be an open meeting in March for a village consultation. RJ passed his thanks for Andrew Scarth, GT and the rest of the NP committee for all their hard work. • Village information boards update: GC advised there should be an updated design within the next couple of weeks. RJ requested that it be confirmed the information boards will be fully weatherproof. • Tree planting: LB reported there are two options – 1. IDigTrees has offered 50 free trees; 2. The Woodland Trust can provide 45 trees in two batches – 1 lot of 30 and 1 lot of 15 but we would need to provide grid references for planting. The trees wouldn't be available until November but it was agreed that this would be acceptable as it might be required to apply to Highways for permission to plant on verges. After discussion it was agreed that 1 lot of 30 trees from the Woodland Trust should be sufficient. It has to be ensured that they have to be British trees and not imported. It was questioned whether any could be planted in the patch of ground behind the parish noticeboard at the Old Estate Yard. This is Co-op land but it is believed that a noticeboard has been in that position since the 1930s so there might be a possibility of listing this site. GT advised he has been offered 3 oak trees which the PC can plant as well. • Grass verges by permissive paths: The village hedges were cut prior to Christmas but the work was not complete and some damage was caused to the verges. It was discussed what might be done to rectify the damage. The contractor has advised that the height of the hedge by the tennis courts should be reduced in height by approx. 4' to ensure it is more manageable in the future. RJ to contact contractor to arrange an onsite meeting to discuss. • Sustainability of community shop: AH advised that the shop is in dire need of new volunteers but unsure what PC can do to help. A suggestion was made of selling shares in the shop to raise funds and to give villagers more of a commitment to supporting it. RJ proposed contacting the committee to express concerns and enquire if PC can help. 	<p>Cllr Cope</p> <p>Cllr Bellamy</p> <p>Cllr Jenkins</p>
<p>9. Correspondence Nothing additional to be reported</p>	
<p>10. Meetings/Training Attended</p> <ul style="list-style-type: none"> • RJ/GT attended a meeting with new representatives from the Co-op which proved to be useful. A note of the minutes from the meeting is in Appendix C. It was raised about the pillar on Church Lane which has 	

never been repaired by the Co-op. RJ will take this forward with them. It was pointed out that as this is within 25m of a public monument it could have some extra force in getting it repaired.	Cllr Jenkins
The meeting closed at 9.15pm	
<ul style="list-style-type: none">The next meeting will be held on Tuesday 3rd March 2020 at 7.30pm in the Wynne Room.	

DRAFT

APPENDIX A

Planning and Neighbourhood Plan report for Jan 7th 2020 meeting

Planning:-

Ref to four planning applications on the CDC web page.

1). 19/04378/FUL | Erection of boundary fence (retrospective) | Acorn House 55B Down Ampney

The Parish Council strongly objects to this application.

The use of a retrospective application on this development has happened yet again in an attempt to cut costs, and get around the planning system in the hope that it will be rubber stamped, and considered to be under minor issues having little or no effect on the local environment.

The original application specification was to have a low stone wall surrounding No 55 'B'. The developer has replaced the stone wall with a second hand paling fence stating initially that it was to be temporary to protect the building from heavy lorries delivering materials. The stone wall and paving, (now gravel), was an important feature in the original design presentation of the property. An old wooden paling fence and gravel does nothing to enhance the property. This is a gradual eroding away of the original specification. The original low stone wall design and construction must be enforced in this case.

2). 19/03280/FUL | Alterations and extension to dwelling | Cranleigh Church Lane Down Ampney Cirencester Gloucestershire GL7 5QW.

The Parish Council has sent the following to CDC Planning Dept web site.

Down Ampney Parish Council wishes to register its objection to the modified drawings and materials used in the construction.

We are still concerned, not only at the large increase in additional floor area added to this building, but also the use of materials (timber and 'coloured' zinc) that are not conducive to our village, nor accepted Design Statement.

The proposed site plan SGA-102-001C shows the existing garage demolished and the new structure being built much nearer the boundary line than shown in issue B. The outline of the existing structure (shown in red) is in a different place and size between the two drawing issues. The dimension between the corner of the "modified" house and the boundary is scaled at 800mm. The neighbour's fir trees nearly touch the existing garage wall. To achieve the 800mm dimension the issue C drawing states that the existing leylandii hedge to be trimmed back to boundary line which gives considerable risk to the tree survival.

The use of wood and coloured zinc cladding is still present in the modified drawing which is contrary to the village design statement whereby natural stone is the preferred medium.

Many examples of buildings in the village are used in the technical supporting notes but these were built long ago, and now the CDC Local Plan Cotswold design code section (in particular in this case D67), and Village Design statement are considered in developments. The proposed rooflight to the dressing room could overlook the neighbours and should be looked at in detail on the dimensioned construction plans.

We would recommend a site meeting between CDC planning, the applicant, neighbour, and Down Ampney Parish Council.

I have spoken to the Case Officer requesting a site meeting as recommended above.

On the 14th Dec the revised application was refused by CDC. This was circulated to the Parish Council and nearby interested households. Received a letter of thanks from Sandra Ashurst for keeping her informed.

3). 19/03065/FUL | Erection of 3 bedroomed dwelling and detached double garage with ancillary living accommodation above | The Yard Rear of The Brambles, Down Ampney

No further news to that reported at last meeting.

4). 19/02916/FUL | Variation of Condition 2 of 17/03826/REM to replace drawing no. P001 Rev D with P001 Rev E to amend affordable housing provision from 50% to 40% in accordance with adopted Local Plan policy | Manor Farm Down Ampney Gloucestershire

I asked CDC for a progress report on what has happened to this application and what procedure route it is taking. Received reply from Mike Napper that discussions were still ongoing with Sanctuary.

Anwen Hughes of CDC Strategic Housing has put a comment on this application page opposing the request to reduce affordable housing from 50% to 40%. The Parish Council has commented as follows:-

The Down Ampney Parish Council wishes to comment regarding the percentage of affordable houses on Broadway Farm in the village. This is in response to the comment made by Anwen Hughes of Strategic Housing

The 50% of affordable houses stated to be required in the village is far too high and is not suitable or required for a rural village. It may be the percentage required to meet CDC overall targets, but where these houses are built must be taken into consideration. Down Ampney is a rural village with no village employment and poor public transport and more than 30%, let alone 40% affordable homes on the Broadway Farm development are not needed or sustainable and could lead to social isolation, and inadequate employment opportunity if residents cannot afford their own transport. The bus goes to Cirencester every day at 07.27 and returns at 16.35.

The village shop which is kept going by voluntary help is coming up to a staffing crisis to such a level that it is being discussed at the next Parish Council meeting. We have heard the arguments put forward by planners and inspectors that more influx of people will give you more volunteers. Not true, and the shop is staffed by retired people with some in their 80's.

We understand that the number of people seeking an affordable home in Down Ampney is 13. Broadway Farm with 40% affordable results in 18 houses. Approx. 40% more than required for those seeking a house in the village. There is a frequent turnover of these rented properties that more than accommodates any waiting list for homes in the village. There is no point in CDC satisfying one problem, which results in passing the problem on to somebody else.

5). Co-op:-

A meeting has been held with Rob Bignold of the Co-op to “mend the fences” between Co-op and Down Ampney. Notes circulated to Parish Council.

6). Neighbourhood Plan:-

Questionnaires have been collected and the return is approx. 70%. Information received has been entered into a spreadsheet and from this percentage/answer charts can be produced. The next Neighbourhood Plan meeting is on 14th Jan 2020.

Geoff Tappern. 31st Dec 2019

APPENDIX B

DOWN AMPNEY PARISH COUNCIL BUDGET 2020/21

	<i>Actual</i> 2015/16	<i>Actual</i> 2016/17	<i>Actual</i> 2017/18	<i>Actual</i> 2018/19	<i>Projected</i> 2019/20	<i>Budget</i> 2020/21
<u>INCOME</u>						
Precept	16000	17000	17500	18000	20500	20910
Grants received			2545		4095	
Village Hall						
Tennis Club						
DACA						
Licence money/Parking permits	50	100	69	25	100	100
Prizes won						
Donations				3000		
Interest				94	99	
Total	16,050	17,100	20,114	21,119	24,794	21,010

EXPENDITURE

ADMINISTRATION

Clerk Honorarium & Expenses	2500	2750	2500	3500	3250	3250
Subscriptions	191	190	287	184	200	200
Website costs	135	122	911	1151	900	900
Insurance	1958	1830	1779	569	585	700
Village Hall Hire	247	111	194	90	150	200
Auditors Fee	100	100	100	200	200	200
Internal Audit						
Printing, Postage and Stationery	21	31	75	67	50	50
Expenses/Travel						
Training	250		5	170	130	150
Taxes						
Total	5,402	5,134	5,851	5,931	5,465	5,650

DONATIONS

British Legion	52	60	60	60	60	60
Glos Playing Fields Association						

Citizens Advice/Youth Club						
Others				288	100	200
Community assets						
Total	52	60	60	348	160	260

GRASS CUTTING and GRAVEL LAYING

Gravel laying at Village Hall					400	
Grasscutting	6650	6650	6675	6500	7620	7000
Hedgecutting		340	372	340	400	400
Total	6,650	6,990	7,047	6,840	8,420	7,400

OTHER PAYMENTS

Bledisloe Cup/ Jubilee Party						
ROSPA	77	81	81	81	83	95
Solicitors costs/planning						
Village Hall						
Tennis Club						
Community Garden						
Village assets			2000	4640		
Other Expenses						
DACA						
Max Storage						
Defibrillator annual fee & ongoing costs						
Neighbourhood Plan				191	1750	3000
Repairs & Maintenance	2742	2280	3052	12613	2650	4000
Total	2,819	2,461	5,803	17,768	4,683	7,295

TOTAL PAYMENTS

Administration	5,402	5,134	5,851	5,931	5,465	5,650
Grass Cutting and gravel laying	6,650	6,990	7,047	6,840	8,420	7,400
Donations	52	60	60	348	160	260
Other Payments	2,819	2,461	5,803	17,768	4,683	7,295
Total Payments	14,923	14,645	18,761	30,887	18,728	20,605
Total Income	16,050	17,100	20,114	21,119	24,794	21,010
Surplus/Loss for the Year	1,127	2,455	1,353	-9,768	6,066	405

MINUTES OF A MEETING ON THE 10TH DECEMBER 2019

Present

Mr. Rob Bignold – Co- Op Property Director RB

Cllr. Geoff Tappern – DAPC GT

Cllr Ray Jenkins – DAPC Chairman RJ

- 1) RJ outlined the need to reconvene meetings with the Co-op in order to exchange information, consider proposals and generally advise on the remaining property held in Down Ampney by the Co-op
- 2) RB explained that his colleague who previously dealt with the rural portfolio including Down Ampney has recently left the Co-op and his responsibilities have been reallocated within a newly constructed property team. RB welcomed the opportunity to meet with DAPC reps.
- 3) The question of property maintenance relating to both vacant properties and land was discussed. RJ/GT made comment on the state of empty houses in the village and derelict land that could reasonably be let for grazing. It was noted that some land was let to Farmcare and RB would investigate why the areas had not been mown or in other ways managed.
- 4) At a request from Duke's Field residents, RB was asked to maintain both the ditch and gravelled areas in their ownership. RB was unsure of what, exactly the Co-op retained but will investigate. RB was also asked to maintain the Co-op land shown on the drawing between number 8 & 9 Linden Lea. Similarly, the ditch at the Community garden is not functioning as such being overgrown and DAPC ask that this is attended to.
- 5) An overall discussion considered planning and the effect that both infilling and dense housing projects that could be considered would completely destroy the village integrity. It was appreciated that some development would take place, taking a reference to the previous SHLARR review which was approved by both CDC and DAPC. However aggressive, and large scale projects that seriously affect Down Ampney would receive adverse comment from the village. It was also noted that should planning be granted on land within Down Ampney, then care must be taken to by the Co-op to ensure that any building should be in the local vernacular and at a scale echoing the village scene generally. Dense packaged developments would be objected to.
- 6) RB was given a copy of the Savills drawing showing the land still owned by the Co-op shown in pink. RB would check this drawing and see if the areas shown in pink were still owned by the Co-op and modify if required. In particular some of the small areas shown.
- 7) A request was made to RB that consideration should be given to pass to the village the area known as Duke's Field. This is the area opposite the school. This area of land features highly in the village list of 'wants' and would be good publicity for the Co-op should it be made over and dedicated as 'open space'.
- 8) It was agreed that regular meetings would henceforth be kept and it was suggested that a 6 monthly meeting would be adequate.
- 9) RB advised that Savills continue to be the appointed managing agents to look after the Down Ampney area. The person responsible within Savills has recently changed to Charlotte Barton who reports to one of RB's colleagues (James Cole) on the day to day management aspects. JC is liaising with CB regarding the matters discussed and recommended actions.

RJ/GT 12th Dec 2019