

Broadwell Parish Council

Minutes for Broadwell Parish Council Meeting held 8th September 2021, at 19:30 in the Village Hall, Broadwell

(In accordance with LGA 1972, Sch 12, para 41 (1))

Present: Cllr Tony Leonard (TL) (Chairman) - Cllr Neill (WN) - Cllr Thorley (GT) - Cllr Burtonwood (KB) - Cllr Brindley (NB)

(In accordance with LGA 1972, Sch 12, para 40)

Attendees: Cllr David Cunningham (DC) (District Councillor), Barbara Pond from GRCC, & 8 Members of the electorate

NOTE* The clerk was unable to attend due to sickness therefore, the minutes were kindly taken by Cllr Burtonwood.

The Chairman started the meeting at 19:34 hrs

210809/1 - Public Session - to receive comments from the electorate.

- Cllr Leonard opened the meeting and raised that many villagers would be attending due to the planning application at Redhill Farm. He invited comments on other issues to open the meeting.
- One villager raised the Builder's Yard on Church Rd (opposite Manor Farm). They have noted constant burning in skips and that it does not look like wood being burnt but accelerants and plastics, with thick black smoke. Cllr Neil concurred and highlighted that the skip on site was used for constant burning. Cllr Leonard repeated previous advice that the yard was allowed and was to be reinstated when the build finished, but that waste disposal was a separate issue. DC reiterated that the only criterion from planning is that the site is reinstated after use, and proof about what is being burned is difficult to gain as the land is private.

ACTIONS: DC can pass on any photos which show burning to the environment dept. DC also recommended contacting PC Nick Westmacott for a more immediate response when suspected illegal burning is occurring. Cllr Neil will share the CDC case number with parishioners to improve ease for contacting the council.

- One villager asked for an update on trees on Wheat Close. It was agreed that this should be done during the section on Highways.
- **Redhill Farm Planning Application 21_02947_FUL**
Several villagers stated they would be badly affected by the planning application for a new house on Redhill Farm land, adjacent to their homes. One villager flagged that the PC had objected 18yrs ago to 6 houses being built on the site and so the number had previously been limited. There was concern that the one house in this application would soon be followed by more being built and this would be detrimental to Broadwell as a village. TL commented that we have more objection comment on this than on any previous application which shows extreme strength of feeling in the village and that there was an unprecedented level of concern coming from villagers more widely. Villagers agreed that this was a high level of concern.

TL stated that the heritage statement provided by the applicant went in some way against the application as it states that a scattered village with arable land was part of the historic make up of Broadwell. The application also does not talk about the way the buildings relate to each other. TL

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pointed out that we have no Village Plan but this would be a situation where it would help. It may be a defining moment in allowing this development.

Cllr Brindley asked if the PC would comment on the application and it was agreed to cover discussion of this now. NB flagged we could either request a re-siting of the property away from the street, or simply object to the property as a whole.

KB raised about the technical areas: There are errors in the application and lack of detail. WN stated that it comes down to planning law rather than preference and that arguments have been presented in villagers' comments that are rooted in this. TL suggested that the focus would be on allowing development in a conservation area in an AONB and that this development was encroaching outside the original farm area. GT suggested it would be good to call out the technical issues.

ACTION: TL agreed the council would write comment, with a piece around the heritage and makeup of the village, the shortfalls in the application and the legal issues raised, additionally there are drainage courses across the field and a pylon to be rested with insufficient space.

NB* DC raised that any comments submitted up to the point that the planning officer made a report would still be considered by CDC (ie beyond the stated deadline on the planning website). He also added that any letters sent to the planning department and will be scanned and uploaded if people do not have access to comment online.

210809/2 - Apologies for absence. Cllr Ashton's apologies were accepted. **Resolved.**

210809/3 - Minutes of the last Parish Council meeting held 21st July 21. Minutes were approved. **Resolved.**

210809/4 - Declaration of any interests in items on the agenda (Localism Act 2011). No items of interest.

210809/5 - Report from the District Councillor

DC reminded parishioners about filling in electoral registration forms - please return these as you can be fined if you do not complete them accurately.

CDC has launched a Carbon Toolkit which is available online. It is mainly for developers but can help in your own home.

Flood Warden Initiative: The council has launched an initiative, working with GRCC. Villages should have a plan in place for flooding: how to get sandbags, move furniture, get updates. DC hopes for a checklist to be available through the initiative. TL stated that this would be useful and we could do with an update to processes after the 2007 floods, as many people with the knowledge on what to do in case of flooding had moved on. DC stated the council do not provide sandbags but the blue pages website could provide flood sacks (a lightweight defense) and other items which could be managed by the council or kept in the village hall.

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It was agreed to discuss Highways matters during DC's update:

Parking in Wheat Close: DC stated that dealing with CDC has been largely circular communication on this matter. Has found a PoC at CDC to look into it and is hopeful. He has now asked the parties involved to come back with a detailed plan, especially regarding ownership and finance. He hopes to get a plan in place and secure finance to then be able to proceed. Disappointingly Highways have now stated that it is not their issue. Lynden Stowe (GCC) has offered to come down to Wheat Close to see the issue. GCC would have to pay to change verge to hard surface, and then CDC would adopt it. DC asked if there was a current consensus on Wheat Close as to the issue. Residents present and TL agreed that there had not been a full consultation but stressed that we had been working for around a year for a result and it should be progressed rather than now put back to consultation.

ACTION: DC agreed that conversations should now take place amongst neighbours informally to consider whether all verges should be changed to parking. TL asked one resident to compile responses in the neighbourhood on this matter and DC asked for responses to come to him and then he would act on it.

NB and WM raised and others present agreed that what is needed on Kennel Lane is a proper kerb (where cones are currently placed but it is not known by which agency these were placed).

210809/6 - Report from the County Councillor. No report was received.

210809/7 To welcome Barbara Pond, Head of Operations as GRCC who have been asked to conduct a housing needs survey on behalf of CDC

Barbara Pond Head of Ops at GRCC (formerly Gloucester Rural Community Council) explained that they work under the umbrella of Action with Communities in Rural England (ACRE) to communicate new government policies to communities. She stated they are always available to help with rural issues. BP stated she was present to talk about Affordable Housing. She explained there is a Rural Housing Partnership (covering Cotswolds, Stroud, Tewkesbury) enabling affordable housing to be delivered across the county. CDC have asked GRCC to do a Housing Needs Survey in Broadwell. The survey will be a paper copy through the letterbox with a Freepost envelope to return it. Answers are used to produce an analytical report to show the local housing need which residents have reported for affordable housing or shared ownership. She stated the survey does not necessarily influence development - there may or may not be a development in response to need. This can also be in Community Led Housing - where individuals get together to build their own housing. The scheme therefore allows for local development, but for the whole of the Cotswolds, not just Broadwell residents. Under the scheme, the development could be on an area which would not normally receive permission for new builds, but which is adjacent to current buildings.

BP asked that GRCC would like Broadwell to support the housing survey. The data is shared with the PC, residents and the local authority.

One being questioned, BP did not know if current housing quota numbers were being met, but stated that if the plan showed the quota was being met, it would make permission for building harder to achieve.

BP was asked why Broadwell was chosen and stated she did not know. She explained CDC planning department had specifically requested for this survey to be carried out in Broadwell, but not for any other

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village in the area. Those attending the meeting stated were confused as to why this would be done. DC stated that he was unaware of the plan or why Broadwell would have been chosen by the planning dept.

TL requested that GRCC provide additional information about other villages that had had a survey in the last 10 years and what these had shown.

NB raised concerns that a voluntary survey would not give meaningful results. GRCC would likely only get a small number of responses from people who wanted to register interest in affordable housing, and therefore would not have enough data to draw proper conclusions.

The PC did not feel that it could support the survey based on the limited information given and was taken by surprise by the initiative. BP stated that a lack of support did not mean that the survey would be cancelled, but agreed that the survey would not go ahead until there was more information.

210809/8/1 -To consider planning applications - Covered in Public Comments above.

210809/8/2. - Consideration for planning applications received after agenda had been set - None received.

210809/9 - To consider the report of overgrown path between Millbrook Ley and the Leasows and set appropriate budgetary limits - David Black would like the council to do maintenance on the path between Millbrook Ley and Kennel Lane to tackle overgrown vegetation. The land is not part of a residential property, although a local resident does maintain one side.

ACTION: NB agreed to raise with Peter Skea (mowing committee) as to whether the volunteers on the committee could use the mower and strimmer to do this job. If the request cannot be met, the PC will look to employ a garden maintenance operative to carry out a one-off piece of work.

210809/10 - To receive any update on highways and flood plans

GT pointed out that water flows in the village have changed in recent months. This may be due to changing weather conditions.

ACTION: DC and TL discussed that DC would again chase Lawrence King.

210809/11 - To review and approve financial regulations - This was postponed to the next meeting.

FINANCE

210809/12 - To approve receipts of income, payments due and receipts for recompense

Payments and receipts: Approved (TL) and Seconded (KB) **Resolved.**

1) To approve payments already paid:

Payee	Details	Amount	Cheque/BACS/date of payment
NONE			

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2) To approve payments to be made:

Payee	Details	Amount	Cheque/date of payment
PATA UK	Payroll services for May to Jun 21 Inv 20/1377/PPS	£12.75	BACS 28/9/21
D Braiden	Salary - basic for August only	Personal	
HMRC	Tax payment	Personal	

210809/13 - To note any correspondence received and decide actions. None received

210809/14 - Matters Arising. Awaiting a date for swings, hopefully by the date of the Fete (2nd October).

ACTION: DB to chase for a date on this.

210809/15 -To confirm next scheduled meeting date:

The meeting was set for 27th October 2021 at 19.30 hrs., Broadwell village hall.

ACTION - DB to book up village hall.

210809/16 - Close of Business - With all council business completed, the chairman closed the meeting at 20.50 hrs.

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