

Draft Minutes for Broadwell Parish Council Meeting – 12th October 22

Members Present:	Councillors, T Leonard (TL), K Burtonwood (KB), E Ashton (EA), W Neill (WN), N Brindley (NB) & A Wodzianski (AW)
Attendees:	James Brain (JB) Forward & Local Planning Manager at CDC - Cllr D Neill, (DN) Chairman of CDC & Stow District Councillor – Cllr D Cunningham, (DC) District Councillor – Debbie Braiden, Clerk – 30 Members of the public (MOP)

Minute No. 221012/1	Apologies – The Chairman confirmed no apologies were received.
Action:	
Minute No. 221012/2	Interest to Declare – The Chairman confirmed there were no interests declared for items listed in the agenda.
Action:	
Minute No. 221012/3	Chairman – The Chairman (TL) welcomed everyone to the meeting and was pleased to see so many villagers present. TL opened the meeting to say we, as a Parish Council, are looking at the long-term future and that we have concerns that this may all present itself again. TL advised the members of the public (MOP)s that Stow’s neighbourhood plan (NHP) was still in the early stages and the meeting was for James Brain (JB) to briefly explain the processes and some of the aspects in respect to the planning side and how they work cooperatively with the town and parish councils with their NHPs. JB would also answer some of the PC’s questions listed on the agenda. TL confirmed if there was time at the end of the meeting he would take questions from MOP, but was happy for anyone to submit their questions direct to the Parish Council – clerk@broadwellpc.org
Action:	
Minute Number 221012/4/1	<p>JB introduced himself as Forward Planning Manager at Cotswold District Council. He explained there are two sides to planning at the District Council. One-part deals with daily planning applications and the other is the strategic planning (planning for the future) which is what JB is charged for managing. In 2012 the Localism Act came about and it allowed town and parish councils to prepare a mini local plan, known as the Neighbourhood Plan (NHP). This is prepared by the town or parish council. Seven have been adopted in the district with approximately 12 town/parish at various stages including Stow. The NHP has to be evidenced based for the proposed draft plan. The draft plan is submitted to the local District Council and they process it.</p> <p>The process has various steps, draft plan supported by the evidence, including two public consultations, modifications can be made following consultations to the public and Highways etc. Pre-submission stage is a test before the District Council take the plan and employ and independent inspector/examiner who will go through the basic conditions test and evidence supplied. The inspection will confirm if the plan is conforming to the local plan & government policies set, if all ok and the report is favourable from the inspector, it goes for referendum and finally it will be for the public vote to decide if they want to approve the NHP. If the vote is in favour the NHP is adopted and becomes part of the Local Plan and rests in the planning framework for that area of the NHP. JB stressed the Local Plan is an important document for local councils.</p>
Action:	
Minute Number	JB confirmed the main legal issue for the Tesco site, is that the proposed development boundary line, does go over the boundary parish line and

Draft Minutes for Broadwell Parish Council Meeting – 12th October 22

221012/4/2	<p>encroaches into Broadwell Parish land. He said, you can only plan in the area you have rights to. However, there are examples of two districts sharing the plan and working together. TL confirmed that Broadwell PC (BPC) have had a previous confidential consultation with Stow at which BPC expressed their concerns but no further invitations have been received from Stow TC. JB would expect councils to consult with their neighbouring towns/parishes during formal stages of the process. Joseph Walker at CDC will be supporting Stow through the process and would be able to provide advice.</p> <p>MOP asked if the St Georges field was still in the running of the plan and could both be developed? JB – Stow would need to confirm.</p> <p>Facts:</p> <p>Approximately 1/5 of homes in Stow are short term lets leaving a shortfall for locals.</p> <p>A quarter of the development land is in Broadwell Parish boundary.</p> <p>Bloor the developer, proposes 240 houses for the Tesco site.</p> <p>If the quarter of the development in BPC land was excluded from the plan, JB confirmed BPC would not be included and Stow could continue.</p> <p>DN confirmed, that should the quarter in BPC land be excluded, access would not change and still come out onto Broadwell Hill Lane.</p> <p>A valuable document available is the Strategic Housing Economic Land Availability Report (SHELAR) available on the CDC website, invites land owners, agents, parish councils and district councils for land available for future building. From this document, CDC at this stage has found this proposition to be an unsustainable site.</p> <p>CDC policy – for developments of 11 or more properties, 40% has to be affordable housing (there is a clause to say unless unviable). JB confirmed on average approximately 30% is achieved. Planning has to be flexible to circumstances and ensure delivery.</p> <p>Both sites could be developed, one through NHP and the other with the developer.</p>
<p>Action: PC to address Stow TC to seek further information, developer driven, specifically highway information.</p>	
<p>Minute Number 221012/4/3</p>	<p>JB confirmed Stow are trying to address some of the local issues they are experiencing through the plan, not just the generational problem for provision of affordable housing, but for example, infrastructure for improving links to the town centre to avoid congestion and alleviate pressure of traffic in the High Street; also providing more parking, the development includes a car park.</p> <p>JB stated that planning is looking for a workable and sustainable evidence-based plan. Stow are impacted with the typical topography of the Cotswold area and landscape restraints as to where building can take place. Larger developments are typically approved at places like Moreton and Cirencester due to AONB constraints within rural areas. Stow isn't bound within those rules as it in AONB it has to look at its own area.</p> <p>KB – raised concerns that it feels very developer driven with the maximum number of proposed houses on the land, and not commensurate in keeping with the rural area of village/town life. The size and style of development do not seem in line with rural development. The number of dwellings proposed on a piece of land this size is well above the expected number in a rural area. Access to the development via a single entrance on a country lane is not sufficient.</p>

Draft Minutes for Broadwell Parish Council Meeting – 12th October 22

	<p>WN – what if these new houses were bought and used as short term lets? JB confirmed that at the moment this cannot be avoided, although if the developer is working with a housing association this could be alleviated, also if use classes were amended by the government from domestic home to short term lets in the future this could assist.</p> <p>MOP asked if there had been any pre-planning advice. JB could not answer.</p>
Action:	
Minute No. 221012/4/4	<p>Answered in the paragraphs above. NB – Can the developer be made to negotiate the ransom strip with Tesco rather than put pressure on the Fosseyway junction? JB - access is in Stow's boundary, however, if the developer went ahead outside of the NHP and submitted plans, then the planning team would obtain advice from Highways and based on evidence it could advise the developer has to use the ransom strip for access. NB & JB both confirmed the development could be submitted through two routes, the NHP or direct from the developer.</p>
Action:	
Minute Number 221012/4/5	<p>JB confirmed that the plan will have to mitigate the identified impact for the concerns of increased traffic. Re the access, is visibility clear and junction capacity for 240 properties, what is the capacity of the Fosse Way can that cope? Next year CDC will be encouraging climate changes and ask developers for a modal shift, which requires developers to actively encourage and accommodate more walking and cycling. JB suggested the PC demonstrate current issues experienced and provide evidence to Highways. (Photos, accidents, injuries) This material evidence will be considered in planning decisions going forward.</p> <p>TL & KB - Traffic caused by the development will lead to dangerous levels of congestion in Stow (in terms of air pollution, use of rat runs, speeding cars trying to avoid delays). Traffic will be forced down the narrow country lane to Broadwell, and the increased volume of traffic causing danger of significant harm through accidents on narrow lanes and to pedestrians in the residential area of Broadwell - where many roads have no pavement.</p> <p>MOP asked if traffic coming out of the new site turned right towards Broadwell, would this be considered. JB confirmed it would form part of the Highways considerations.</p> <p>MOP asked if the town were to implement more public transport to assist alleviate the problems. JB confirmed this is a County Council responsibility who have a transport policy.</p>
Action: The PC to collate and demonstrate current issues experienced and provide evidence to Highways for traffic congestion and the village rat run issues.	
Minute Number 221012/4/6/a	<p>JB confirmed that BPC would receive an element of CIL money. If a parish or town council had an NHP they would receive 25%, if no NHP they receive 15% with a cap on the total.</p>
Action:	
Minute No. 221012/4/6/ B & c	<p>These were not discussed.</p>
Action:	

Draft Minutes for Broadwell Parish Council Meeting – 12th October 22

<p>Minute Number 221012/5</p>	<p>DN confirmed that part of Stow’s hope was to tackle the lack of accommodation for its workers, namely tourism, carers and hospitality. Some of these are travelling distances to work in Stow so this is one item Stow TC are trying to address with the development, which in turn would help alleviate parking in the town square and journeys.</p> <p>MOP doesn’t believe this would assist the traffic congestion at crossroads and junctions in the rat runs. DN agreed but stated that the traffic issue is a national problem not just localised to Broadwell and Stow. JB also confirmed delays are part of daily reality on our journeys, however deaths would be significant.</p> <p>AW confirmed she had been on the road waiting for an hour to get to the vets in Stow.</p>
<p>Action:</p>	<p>TL invited questions.</p> <ol style="list-style-type: none"> 1) With the pressure on the amenities, specifically the sewers. With 240 more houses this will add huge pressure to a system not currently coping. JB confirmed that new developments will add pressure to existing infrastructure. The developer has rights to be able to connect to local services, and can only mitigate his impact on the systems, not put right existing problems. Authorities such as Severn Trent and Thames Water can see from the Local Plan and can build in plans for the future based on projections for housing. 2) With increased costs would Broadwell residents be expected to pay more? JB you would need to speak to the supplier but he confirmed districts do vary regionally depending on their locations. 3) TL if we had an NHP would it have an impact on the planning process. JB the NHP can simply be one policy. The PC like green spaces as an example, the green could be technically used as bespoke allocated green space. 4) Could a NHP be used to protect key strategic views. JB - plan positive policies and identify key characteristics of the village including a local design plan. 5) TL – So, a NHP could start small and incrementally grow? JB – yes you can add items, the best plans are more focused and supported locally plans are the more likely they succeed. CDC can support the parish through the process. 6) If we had an NHP, would we be more successful in objecting to planning applications? JB, planning would not treat parish or town council’s comments differently if we had an NHP. As a statutory consultee, our comments are important with or without an NHP. A NHP shows the parish has a vision and these items are important to them. 7) Could you give an example of villages like us in adopting an NHP? JB – Kemble has been very successful with their NHP. They were one of the quickest and I would recommend you talk to them. DC – GRCC have a list of parishes and towns with NHPs. JB stated it is not to be taken lightly and it will take hard work to achieve your NHP. Be focused in your vision and stick to it. TL – we were aware as a PC that focus and volunteers from the village were required to undertake such a large project. 8) I am surprised that we are talking about this, with traffic congestion as it stands in Stow, why would we want to add to the problem? JB this is just an exploratory stage and the plan has not been presented. It is just an option to address delivering the unique requirements of Stow.

Draft Minutes for Broadwell Parish Council Meeting – 12th October 22

	<p>9) JB summarised that the NHP is a community led proposal. The Local Plan is set until 2031. We are amending to address climate change issues. We will be looking for more land for development. If you do have questions, or can provide evidence to your neighbouring parish and CDC, please do so?</p>
<p>Action:</p>	
<p>Minute Number 221012/6</p>	<p>Close of business – TL thanked James and expressed how grateful we were for his time and his explanations in such a forthright and clear way. He confirmed the PC will need to engage with Stow, and to be more pro-active and add as part of our next meeting.</p> <p>We are looking at the scale of a development that is the size of Broadwell and I invite you to share your thoughts and concerns with the PC so that we can represent those views.</p> <p>TL also confirmed that if anyone particularly wanted to become involved, that there was still a space left on the Parish Council and he would welcome any offers. These issues affect our lives and our views need to be represented.</p> <p>He continued by thanking all for coming. The Chairman closed the meeting at 8:50 p.m.</p>