

Minutes for Broadwell Parish Council Meeting -05/7/2023

Members Present:	Councillors, T Leonard (TL) Chairman, N Brindley (NB), A Wodzianski (AW) W Neill (WN) C Morse (CM), E Ashton (EA) & R Ross (RR)
Attendees:	Debbie Braiden, Clerk, Cllr David Cunningham (DC) & 2 Members of the public (MOP)
Minute Number 2307/1	Acceptance of Office forms - Two forms were accepted and duly signed by (EA & CM) and witnessed by the Proper Officer.
Action: Clerk to File & send Cllr Morse ROI to CDC.	
Minute Number 2307/2	Election of Vice-Chairman – NB confirmed non acceptance of the role following the last meeting. As no member volunteered for the Vice-Chairman role, members Resolved to use the standing order option 3.p., <i>The Chairman of the Council, if present, shall preside at a meeting. If the Chairman is absent from a meeting, the Vice-Chairman of the Council (if there is one) if present, shall preside. If both the Chairman and the Vice-Chairman are absent from a meeting, a councillor as chosen by the councillors present at the meeting shall preside at the meeting.</i>
Minute Number 2307/3	<p>Public Recess -</p> <p>Communications Gigaclear and mobile signals – The lack of signal around the village was raised. Gigaclear were going to trench the cables but in the end decided against it and have used BT connections instead. The MOP confirmed they thought it was a poor service. Gigaclear is currently obtaining a signal from another source and bouncing it to another area, as per a repeater station. The MOP requested a complaint comes from the PC as they may do something about it. CM confirmed he has already spoken to Gigaclear and they informed him that in December connections will start to happen. CM at the same time, asked about the village hall connection and mentioned fastershire in Gloucestershire. CM happy to deal with the complaint and the contacting of contractors. All resolved for CM to be the spokesperson on behalf of the parish council and bring back further information to the next meeting.</p> <p>A MOP asked why Bromford had left a particular area of mowing along Wheat Close. He confirmed they are not mowing in front of Number 3. It was agreed the tenants should complain to Bromford direct.</p> <p>Development at Manor Farm, the two hay barns and rebuilding</p> <p>A MOP mentioned the recent planning application at Manor Farm, stating that it was not a conversion but a new build and had concerns about the height levels changing. NB noted that the floor level may have been altered to take this into account. The reality is that a one floor building will be made into two storeys. It was noted the buildings were not fit to be converted into anything, hence them coming down, as the structure is rotten, however, one positive is the replacement is in a Dutch barn shape. It was agreed the larger issue was with the garage not the barns. MOP stated originally there were only two properties, the manor and the barn and now it is approx. 13 to 14 properties. The PC requires clarification from the planning officer how a one storey application will become a two-storey building. The MOP confirmed he is having trouble accessing the PC's website planning applications – Clerk to ask web manager.</p>

Minutes for Broadwell Parish Council Meeting –05/7/2023

Action:	Clerk to point out problems with website and planning apps. CM to contact Gigaclear.
Minute Number 2307/4	Apologies – No apologies received.
Minute Number 2307/5	Minutes – It was resolved to approve the minutes from the parish council meeting held on 24 th May 2023 as a true record with the Chairman duly signing.
Action: Clerk to post minutes on website.	
2307/6	Interest to Declare – EA continued interest carried forward for flood plan. WN declared that he would be using a council contractor, Sam Peet for personal work.
Minute Number 2307/7	<p>7.1 Planning applications received. Members resolved to make the following comments.</p> <p>23/01716/FUL Manor Farm, Broadwell Demolition of two Dutch barns and creation of new dwelling with new detached garage and associated works at Dutch Barns and yard at Manor Farm. Closing date 13/07/23 Comments: - Object -Following a Parish Council meeting held on the 5th July 2023, the Parish Council would like to raise the following issues in respect of this application. With respect to the new house, the current farm building at the West end is a single storey but the proposed plans show a 2-storey dwelling and the proposed elevation shows a higher roofline than the existing elevation. The Council is concerned that the height of the building will be substantially more significant than the one it replaces. The Council seeks assurance that the existing barn materials, once demolished, along with other aggregates/building waste will be removed from the site completely and not left on this site or simply removed to the adjacent site currently used as a builder's yard. The Council objects to the building of the proposed garage block because: - There is no existing building footprint on which this building is to be placed. - Its design and method of construction are out of character with the site's rural location and the proposed form of the rest of the site that replicates the agricultural nature of the existing buildings. - It is an overdevelopment of the site, a 2-storey building/dwelling would increase the building density of this area of the village. - Provision for 2 parking spaces at the East end of the house is included in the new application. The Council considers the proposal contained in the original approved planning application (22/00693/FUL) of 3 parking spaces in the location of the new proposed garage block to be more consistent with the site's rural location and character. - The design of the proposed garage block with a mezzanine floor would lend itself to conversion to further residential development on the site at a later date.</p> <p>23/01898/FUL Vine House, Broadwell Proposed insertion of new window south elevation – closing date 20/7/23 23/01899/LBC Vine House – Listed building consent for the above application. Comments: - No objections to both of the above.</p> <p>23/01678/FUL Annex at Manor Farm Barn Addition of entrance door, replacement windows and associated works to annex. Closing date 20/7/23 Comments: - No objections.</p>

Minutes for Broadwell Parish Council Meeting -05/7/2023

	<p>23/01859/FUL – 21 The Leasows Erection of a single storey rear extension, external wheelchair access and associated works. Closing date 27/7/23 Comments: - No objections</p> <p>7.2 To receive & discuss planning correspondence if any – None were received. 7.3 To note any decisions and comments made by email with delegated authority (Minute 221109/8/3 & Broadwell PC SO 15/b) – None were received. 7.4 To receive and discuss comments for post agenda applications received. (Clerk to advise) NOTE: Sydenham farm change of use from equestrian use – DC confirmed Non-agricultural –This application was received on the day of the meeting therefore, no one has looked at the application and will be dealt with by email delegated powers unless deemed controversial when an EO meeting will be called to discuss it. Closing date 26/7/23.</p>
<p>Action: Clerk to add comments to planning portal</p>	
<p>Minute Number 2307/8</p>	<p>VILLAGE MATTERS: -</p> <p>1) Flood Plan – Flood plan contracts have been sent back with nothing contentious in the updates. GCC has confirmed that the 23/24 budget still has £50k for flood plan at Broadwell. Legal at CDC are happy with the contracts.</p> <p>2) Highways – WN thank you for doing the kerb line at Kennel Lane. Can we put pressure on to do the drains coming down the roads, every drain is blocked with gravel and silt with all the gullies blocked. RR also mentioned grips and gullies need to be kept clean down by the Ford. DC asked the PC to send him a note re the above to chase LS. WN what is happening for the replacement bar at the bottom of the splash? RR raised concerns about the safety of the splash without the bar in place. NB confirmed highways said they will replace. Discussions were held if the PC should replace them to get the replacement sooner. NB confirmed we would require a design and quotes, then show Rhodri to confirm he would be happy. It was resolved for NB to write and thank Rhodri for works already carried out and ask at the same time about the barrier, to see if this is something we can assist with on a like for like replacement.</p> <p>Speeding – Various discussions took place. It was resolved to buy one safety sign and three number '20', advisory signs as a trial.</p> <p>3) Parking issues – AW confirmed there was no movement with this.</p> <p>4) District Councillor report – DC's full report can be viewed on our website. Parish and Town Council Forum has been moved to September. The Rural Prosperity Fund will be open soon after the July cabinet meeting. There is also a community ownership fund by 12th July. The Development improvement plan has worked for planning, the only issue is the 'Calling in', period will be at the beginning of the application which minimises the parish council's voice. If the call-in procedure happens at the beginning of the application, there is a 28-day limit. Unless you have a process by which you can review within the prescribed time of validation, you may miss the opportunity to request a call in, as we don't always have meetings within the 28-day cycle. We believe it is imperative to retain the democratic voice of local government therefore, it was resolved we should make our thoughts known to CDC.</p>

Minutes for Broadwell Parish Council Meeting -05/7/2023

	<p>No report was received from the County Councillor, Lynden Stowe.</p> <p>5) Stow NDP – The clerk confirmed she had obtained the following update from Stow TC. The consultation results are currently being put together and added to the consultation document. There were 305 people that answered, these included the statutory consultees and duplicate responses.</p> <p>6) Defibrillator & Play area – AW confirmed all ok with both and handed over the monthly inspection sheet for the play area.</p> <p>7) Trees – Resolved to add to the next agenda.</p>
Action:	
2307/9	<p>Projects –</p> <p>1) Litter Bins – Clerk to circulate the examples around and discuss at next meeting. Members will also look for examples.</p> <p>2) Bus Shelter – Members resolved for the purchase of cleaning products and paint to refurbish the bus shelter. TL or NB to purchase on parish council's new debit card. It was noted that the bus shelter roof has still not been started.</p> <p>3) Members resolved to defer these items and create individual committees to deal with different items with delegated powers. Clerk to add to next agenda for the committees to be approved.</p>
2307/10	<p>Clerk items – Resolved to accept the clerk's timesheets for April, May and June and noted annual leave taken 29th May to 2nd June 23. Members also received the clerk's resignation giving two months' notice. It was resolved to advertise the clerk's role with GAPTC as soon as possible on the same terms.</p>
Action: Clerk to publish on website and with GAPTC	
Minute Number 2307/11	<p>FINANCE - Reports</p> <p>Resolved. Members received and approved the 1st Quarter bank balances against cash sheet to 25/6/23, Treasurer's account is £10,988.65 & Savings Account is £16,163.83.</p> <p>It was also noted the CIL annual report for 22/23 has been published and returned to CDC for their information.</p>
Minute Number 2307/12	<p>Income – Resolved. Members received and approved receipts for the following. Interest £29.68 for 1st Quarter, and receipt of Broadwell Charity Donation of £900 presented at the Annual Parish Meeting.</p>
Minute Number 2307/13	<p>Expenditure – Resolved. Members received and approved 1st Quarter expenditure figure of £2,407.67 and report for the remaining budgets</p>
Minute Number 2307/14	<p>PAYMENTS List - Members received the list as Appendix A (copy in Minutes book) and approved payments made and payments due to be made. Resolved:</p>
Action: Clerk to make BACS payments as per list.	
Minute Number 2307/15	<p>Members noted the correspondence list at Appendix B, no further actions required.</p>
2307/16	<p>Matters Arising –</p> <p>RR was very pleased to confirm £7300 had been raised at the fete. She confirmed that the fete committee will keep a balance for the fete pot, however, they were offering Broadwell PC some money. The fete committee also asked Donnington who has confirmed they would like £1000.</p>

Minutes for Broadwell Parish Council Meeting -05/7/2023

	<p>Members put forward various ideas for the donation, such as electricity on the green; WN confirmed the last quote received from northern distribution was for 14k or he suggested should we purchase generators. EA suggested the supply come from the village hall as it is a lot of money for something that will be used maybe two or three times a year.</p> <p>RR confirmed that BPC had up until 31st August to claim funds from the fete.</p> <p>WN asked, can we buy a non-diesel mower to make us more carbon responsible.</p> <p>Another idea was to make the area by the splash safe again, most felt this was a much better idea. It was resolved for NB to speak to the contractors in respect to rebuilding the wall by the splash.</p> <p>AW commented, it was good news that the village hall had received some volunteers come forward to boost committee numbers.</p>
<p>Action: NB to obtain quotes for rebuilding the wall.</p>	
<p>Minute Number 2307/17</p>	<p>Next Meeting – The next meeting was arranged for the 15th August 2023. No schedule for future meetings has been fixed.</p>
<p>Minute Number 2307/18</p>	<p>Close of business - With all business concluded the chairman closed the meeting at 9.45 pm.</p>