

The Parish Council of Leckhampton with Warden Hill

Clerk: Mrs A.J.Winstone, 7, Aldershaw Close, Up Hatherley, GL51 3TP - tel. 01242 518008

To all members of the Council:

Your presence is requested at the Meeting of the Council, on **Thursday 7th April 2016, at 7.30 p.m.**, at Leckhampton Village Hall, Church Road, Leckhampton, Cheltenham. The Agenda is as follows:

1. Declarations of Interest.
2. Apologies for absence.
3. Minutes of the last meeting held on the 3rd March 2016 (copy enclosed).
4. Actions and matters arising from the above; other than those that are separate agenda items.
5. Public session including police report and Borough and County Councillor's reports.

The Meeting will open to the public for questions and comments.

6. Update on the Brizen Young People's Centre including the lease of Pavilion to facilitate storage use by play group and youth club.
7. Any other C5 and Borough and County Council issues.
8. S137 grants.
9. Update from the Chairman on the JCS Examination in Public.
10. Update, if any, on 13/01605/OUT (Bovis/Miller) appeal.
11. Update, if any, on Neighbourhood Planning.
12. Update, if any, on Stagecoach changes.
11. Pensions Discretions Policy required under the LGPS. Draft Policy attached for Members.
12. Annual Parish Meeting
13. Any other matters.
14. Reports from Members.
15. Planning matters – reports from Members and from the Clerk.
Avenoke, Kidnappers Lane – proposed two storey extension to front and rear with roof alteration and front porch – revised scheme (16/001560/FUL) – Councillor Mears.
10 Hazelwood Close – single storey rear and side extension – Councillor Mrs. Swales.

16. Approval of accounts for payment as shown below:

Cheque numbers

100374	A.J.Winstone, expenses Mar	£ 67.71
100375	A.J.Winstone, net salary Apr	£ TBC
100376	Gloucestershire County Council pension payment	£ TBC
100377	A J Winstone, reimbursement for printer	£ 169.99
100378	FOLK	£ 250.00
100379	Brizen Young People's Centre	£3500.00
100380	In Bloom for Warden Hill	£ TBA

17. Clerk's report, to include correspondence received requiring the Council's attention.
18. Date and time of the next meeting, to be held at **7.15pm on Thursday 12th May 2016, at Brizen Young People's Centre, Up Hatherley Way**, unless agreed otherwise.
The Annual Parish Meeting will be held on Thursday 21st April 2016 at the URC Small Hall, Salisbury Avenue Warden Hill, Cheltenham, commencing at 7.30pm.

A.J.Winstone, Clerk to the Council.

The Parish Council of Leckhampton with Warden Hill

Minutes of the Meeting of the Council held on Thursday 3rd March 2016 at 7.30 pm., at Leckhampton Village Hall, Church Road, Leckhampton, Cheltenham.

Present: Councillor A. Mears Chairman; Councillors A.Chard, P. Lynch, Mrs. V. Matthews, A. Knight, Mrs. A. Regan, J. Davies and C.Nelson; and Mrs A. J. Winstone, Clerk.

Apologies were received from Councillors Mrs. Y. Jowett, I. Bickerton and Mrs. A.Swales. Also present were 9 members of the public and Borough Councillor Mrs C.Ryder.

120. Declarations of Interest. There were no Declarations of Interest.

121. The minutes of the meeting of the Council held on Thursday 7th November 2015 at Leckhampton Village Hall, Church Road, Leckhampton, Cheltenham, copies of which had been circulated, were agreed as a true record subject to an amendment in minute number 107 about the amount per annum for the precept increase (23p correct to £2.30 per annum). The minutes were then duly signed by the Chairman.

122. Matters arising from the above minutes.
There were none.

At this point the Chair closed the meeting and invited members of the public to speak on non-agenda items.

Mr. Ryder said that he was pleased that the BMX track had been permitted. There are not enough facilities for young people; the MUGA in Salisbury Avenue is good and is heavily used, and there should be more of them around. He added that he was not happy that there had been a 13% increase in the parish precept and considered that the public should have been consulted on this. Mr. Ryder also asked when the fence at the Salisbury Avenue play area was going to be repaired or replaced to which the Clerk responded saying that it would be looked at with the next year's budget allocation.

The meeting re opened.

123. Police. The Clerk reported that despite emails to the nominated police officers and PCSOs no response had been received regarding attendance at the meeting and no crime report had been provided.

124. Brizen Young People's Centre. The Clerk introduced this item explaining that the BYPC trustees were approached a few months ago by Pip and Jim's Play Group about the possibility of using the BYPC as a venue for the play group as their existing premises were being sold by the church. They have been in their current premises for 42 years. A few meetings had taken place between the play group and the trustees and Clerk to discuss the rental and other associated matters. Councillor Knight added that if the play group was not able to move to the BYPC then the play group would have to close and 7 jobs would be lost as well as in excess of 20 young children losing their pre-school facility. In addition, Councillor Mrs. Regan added that if the play group did use the Centre then this could potentially lead to more bookings for children's birthday

parties etc. as there would be a larger audience for the facilities possibly leading to an increased income. Councillor Nelson said that he had looked at the document sent with the agenda and asked a few questions about the anticipated income and expenditure for the next few years which were clarified by the manager, Jemma Scarrot, of the play group. Councillor Mrs. Matthews asked about the open space and it was confirmed that CBC had agreed in principle to the play group fencing off a small area to the rear of the building to allow for outside play. Jemma Scarrot, explained that Alex Chalk MP and GCC Councillor Tim Harman had been supportive of the group and informed the group of grant funding that may be available should they move to the building. The group is successful and is full with a waiting list. The number of children able to attend would reduce as the number is based on floor area and BYPC is smaller than the existing premises. The play group is a registered charity. Members asked whether children would continue to attend if the move proceeded. The response was that if children are happy, parents are happy and they will continue to attend, and the children currently come from all areas – there is a need for a facility like this. Councillor Knight added that there will be teething problems – the increase in the cost of utilities is an issue. Councillor Nelson asked for an explanation of the search for alternative premises, which was given; there are a lot of unsuitable places, unsafe places and those that were suitable did not have availability. A previous parent had suggested that BYPC may be suitable. There are a few current users who would be affected by this use if it went ahead. Bodyfit is the main user and Councillor Knight said that he would speak to the user as soon as this was agreed. There would be some times that she could continue to use. Councillor Knight said that it may be preferable to expand in to the existing Pavilion to provide additional usable space, but that this would be further investigated if the move was successful. The Clerk added that in the meantime CBC is happy for the Pavilion to be used for storage purposes, part by the play group and part by the youth centre. There would be a charge for this and the Council would need to enter in to a lease for the use. Councillor Mrs. Matthews proposed that the Council agrees to the use of BYPC by Pip and Jim's Play group and that the Council rents the Pavilion as a storage facility from CBC. The proposal was seconded by Councillor Nelson and was unanimously agreed. **Action: Councillors Knight, Mrs. Regan and Lynch and the Clerk.**

- 125. Any other C5 and Borough and County Council issues.** The Chairman reported that there were no C5 issues to inform the Council of. County Councillor Dobie reported that there had been a demonstration in Church Road about the levels of pollution in the vicinity. There is currently lobbying taking place to have pollution level monitoring carried out. There is a fund of £50,000 for the provision of monitoring in the county. There has been some monitoring carried out recently which suggests that the levels are well below the EU limits over a period of time. Alternative equipment will monitor the air quality at all times, including peak times. The Environmental Health Officers at CBC need to be contacted and equipment could be placed near the War Memorial and possibly powered from the school. The air pollution testing needs to check for levels of CO₂ as well as particulates. **Action: Chairman and Councillor Bickerton.**

Councillor Dobie reported that Brook Lane is to be resurfaced and also from the Highways Local budget the cut through between Durham Close and Lichfield Drive will have drop kerbs and bollards installed. The markings for the parking bays along Church Road have been carried out. A proposal had been made by Bournside School to change the catchment boundary area for the school, which would have potentially helped the not insignificant number of children in the Leckhampton area who do not currently get a place at either Balcarras or Bournside Schools as they are both over-subscribed and who have to travel to All Saints Academy, Chosen Hill or Churchdown Schools. However, this proposal has now been withdrawn. The Director of Education says that the number for schooling is lower than it has been in the past. GCC land is being sold off for in excess of £500,000 so there should be money available for a new school.

The proposal announced by Cotswold District Council to join with West Oxfordshire District Council will have an effect on the Devolution bid by Gloucestershire and will make this less likely to proceed. There are a number of consequences of this proposal as it would mean that most other services would not have matching boundaries.

Councillor Nelson asked whether it is proposed to give some of the £50,000 pollution budget to CBC to reintroduce monitoring by schools. CBC moved equipment because the levels recorded were too low. Would the monitoring be put elsewhere, eg. Boots Corner, Moored Park Road? GCC is looking for engaged partners. If CBC joined the scheme, it would decide where the equipment should be sited. Half of the funds have to be near to schools.

- 126. A&E – 24 hours.** Presently the A&E department at Cheltenham hospital does not accept ambulance admittances after 8pm; they have to go to Gloucester Royal Hospital and there is a campaign to reintroduce this full care at Cheltenham. Councillor Mrs. Henty said that if there isn't safe care then it shouldn't be split between the two hospitals. Councillor Nelson added that there is cross party support for 24 hour A&E in Cheltenham. Just because there are difficulties in the NHS doesn't mean that we should just forget about this issue; Cheltenham should be shouting and pushing for it to be reintroduced. Councillor Lynch said that the NHS is trying to recruit outside the UK as there is a national shortage of A&E specialists. Members recognised the difficulties but want the reintroduction of 24 hour A&E in Cheltenham so should support this. Proposed Councillor Nelson and seconded by Councillor Lynch. **Action: Chairman.**
- 127. S137 grants.** Members considered the list of applications for grants this year. Councillor Nelson declared an interest in respect of FOLK; Councillor Mrs. Regan, Knight and Lynch declared interests in respect of BYPC and accordingly took no part in the discussion concerning their respective groups. FOLK had requested a donation to assist with the carrying out of their work on the Hill. Members resolved to grant the sum of £250 but that payment be deferred until April following a proposal by Councillor Knight which was seconded by Councillor Mrs. Matthews. In Bloom for Warden Hill had requested a grant of £300 to help with floral enhancement of the area. However, Members were concerned that there is a reducing number of helpers to carry out this project, so before a decision is made on the award of a grant the Clerk was asked to make further enquiries to ensure that there is sufficient volunteers available to assist with the planting and ongoing watering of the plants. An application had also been received from BYPC for a grant of £3,500. Whilst Members supported this application Councillor Chard proposed that this award also be deferred until April. This was seconded by the Chairman and agreed. St. Christopher's Gardening Club would like to plant a commemorative plant for the Queen's 90th birthday. It has been suggested that either standard rose bushes (Queen Elizabeth II) be planted in the shrubbery or a tree with a plaque is planted in Salisbury Avenue Play Area. Councillor Mrs. Ryder said that she had spoken to the officers at CBC and they were of the opinion that a tree in the play area would require a substantial sapling as it would be likely to be damaged – this would be in the region of £150-200 whereas the rose bushes would be between £25-40 each. It was therefore resolved, following a proposal by Councillor Mrs. Regan which was seconded by Councillor Lynch that 2 standard rose bushes are planted with a plaque. Enquiries would be made and the costing given to the Clerk. The Clerk informed the Council that she had been contacted by a representative from the Leckhampton WI which is looking to fund a defibrillator for Leckhampton and wondered whether the Council would be prepared to make a contribution. The Clerk had responded saying that if a written application was received with an explanation of what was intending to be achieved the Council would consider the request. **Action: Clerk.**
- 128. Update on the JCS.** Redrow has threatened action in the High Court against Inspector Ord's preliminary finding that she is minded to find development on the SD2 unsound for reasons of environmental impact. Hearings were heard in January on Inspector Ord's preliminary findings and the various issues on which she had asked for additional work and submissions from the JCS team. At the EiP session on 13 January, Councillor Mears said to Inspector Ord that whilst the Parish Council would welcome there being no development or very little development on SD2 it would be a sad outcome for local people if saving all or most of SD2 resulted in less land being protected on the Cheltenham part of the Leckhampton Fields, which is the land that is most highly valued and most heavily used by the majority of local people. At the 13 January session,

Councillor Nelson asked Inspector Ord whether it was realistically possible to protect all or most of SD2 from development or whether her recommendation could just be ignored by Tewkesbury Borough Council in the same way that TBC had ignored Inspector Mary Travers recommendation on SD2 in 2003. Inspector Ord agreed this was a difficult problem. At the closing January session on 28 January, Inspector Ord in her summing up said that she expected the Objectively Assessed Need to be somewhat higher than the JCS figure, probably by around 1500 – 2000 and that additional sites must be found for development to handle this higher OAN and also to allow the reduction in housing numbers she is minded to demand on the Leckhampton Strategic Allocation. For this purpose, she is pressing the JCS team to bring forward various smaller sites that she sees as suitable for development. She said she is minded to find development on Cheltenham part of the Leckhampton Fields to be sound subject to defining the LGS boundaries. She said specially that she is minded to demand less development along Farm Lane than currently proposed. She has asked the JCS team to suggest boundaries for the LGS on two assumptions: (i) that development on SD2 does not go ahead and (ii) that it does go ahead.

- 129. Update on Bovis / Miller Appeal.** The decision in respect of this appeal is expected on or shortly after 7th April.
- 130. Update on Farm Lane.** This matter has already been discussed with the JCS update.
- 131. Land off Kidnappers Lane, Leckhampton.** Robert Hitchins Ltd has made an outline application to CBC for the erection of up to 45 dwellings, associated infrastructure, open space on 1.43 hectares of land off Kidnappers Lane. The application includes landscaping with the creation of a new vehicular access from Kidnappers Lane and demolition of existing buildings. The application was written by Pegasus, who are the consultants supporting Robert Hitchings Ltd, who are the owners. The site is part of the Orchards/Nurseries site that was removed from the original LGS in the January 2015 revision on the grounds that it is not accessible to the public and although it is close to the AONB it is fairly well screened by trees including the line of tall poplars in Kidnappers Land and it could be developed provided this was done sufficiently sensitively. The Parish Council had a useful discussion with Pegasus about this at the public exhibition they held on 29 October. This was followed up by correspondence in which the Parish Council proposed working with Pegasus through the neighbourhood planning. Pegasus undertook to respond on this, but have failed to do so and their application makes no reference at all to this correspondence is indeed whoever wrote the application seems to be unaware that the land is not included in the revised LGS. The applicants have also had no pre-submission discussions with CBC planning officers. The Council would prefer to see a full application being made to give sufficient certainty and this should have more large trees to screen the development and make it more rural. The development also needs to be co-ordinated with development of the rest of the Orchards/Nurseries site. There could be three or even four separate applications for different parts of this 3 ha site. The density currently proposed by Robert Hitchins is around 32 dph, which is too high given the sensitivity of the site. Bovis-Miller in 13/01605/OUT proposed around 20 dph on this land because of its sensitivity. The Council has not yet responded on the application and there is no rush to respond as CBC will not make a decision on the application until the outcome on the Bovis-Miller appeal is known. **Action: Chairman.**
- 132.** The Clerk informed the Council that a request had been received to hold a **repeat of the Community Day** that was held last year on Salisbury Avenue Play Area. The event will be run by Cheltenham Network Church in conjunction with the URC in Warden Hill. This use was proposed by Councillor Mrs. Regan and seconded by Councillor Lynch. The Clerk had informed the organisers that the Council needs to see that the appropriate insurance and risk assessments are in place before the event can proceed. **Action: Clerk.**

133. There is no update on **Neighbourhood Planning**. The Chairman will report on this matter at the next meeting. **Action: Chairman.**
134. Pensions Discretions Policy required under the LGPS. This matter was deferred to the next meeting. **Action: Clerk.**
135. Update from the Clerk on the reviews currently being undertaken of the Council's Code of Conduct, Standing Orders and Financial Regulations which will be brought to May meeting for approval. **Action: Clerk.**
136. Annual Parish Meeting. Members agreed that the draft agenda should be put forward for the Annual Parish Meeting to be held on the 21st April. **Action: Clerk.**
137. **Any Other Matters.**
Councillor Regan informed the Council that Stagecoach are planning to change the route of the D bus in that it will no longer traverse Chelmsford Avenue but will instead use Lincoln Avenue for both parts of the journey. Lincoln Avenue is used for parking by parents for Warden Hill Primary School so this will create a bottleneck at certain times of the day. In addition the frequency of the service is to be cut from every ten minutes to every fifteen minutes. There are to be extra services from Bishop's Cleeve to the railway station. The usage of the D service has doubled in the last 10 years. Many local residents will be significantly inconvenienced by this change and the Council should have been consulted. The Council should write and object to these changes on those grounds. In addition the K service is being cut through Warden Hill and a letter should go to Alan Bently at GCC in this respect.
138. **Reports from Members were as follows:**
- 138.1 Councillor Knight reported that he had sent a **letter to Martin Surl's office** and was not impressed with the response received. Hatherley and Warden Hill had suffered 124 burglaries and Leckhampton 90 during 2015 with no further action being taken in 70% of cases in Hatherley and Warden Hill and 76% of those in Leckhampton and only 8% of cases in both areas were solved. This issue was raised at a public Crime Prevention meeting with Inspector Waterhouse. The matter was referred to Sgt. Ellson but no response has been received after 2 months. Councillor Knight to send the letter around to other C5 parishes.
- 138.2 Councillor Lynch said that it was great to see the new signs up on **the MUGA**. There is a large amount of litter at the play area, and another bin has appeared just outside the gate. It is being emptied although this hasn't resolved the litter problem.
- 138.3 Councillor Lynch enquired about the problem with the **front fencing** at Salisbury Avenue Play Area which has existed since the MUGA work was carried out. The Clerk said that she would chase this matter and report back.
- 138.4 Councillor Mrs. Matthews reported that CBC will be grassing the **area of land in Hall Road** as soon as possible.
- 138.5 Councillor Mrs. Henty showed the article by Charlton Kings Parish Council in the **Local Answer** which was quite impressive. Councillor Nelson asked that the Clerk enquires about the cost of such an article and report back to the next meeting.

138.6 Councillor reported that there is mud on the road outside the development site at **205 Leckhampton Road**. The Clerk was asked to contact CBC enforcement team about this.

139. Planning Matters.

The Clerk reported that there were eight further applications for planning permission this month. There were no objections to the following applications: the demolition of existing porch and replacement with larger porch at 18 The Close; conversion to provide kitchen, living room and study at 110 Caernarvon Road; the erection of 2 storey rear extension at 18 The Close; the erection of a 2 story extension to front and rear with roof alterations and front porch at Avenoke, Kidnappers Lane; the installation of a porous asphalt driveway and dropped kerb at 28 Gwernant Road; the applications for the demolition of existing dwelling and proposed replacement of two storey dwelling at Fir Cottage, Daisy Bank Road; the erection of a single storey rear extension at White Cottage, Daisy Bank Road and the revisions to approved permission 15/00681/FUL for residential development, landscape and associated works – revisions include changes to the architectural design of the new homes and increase in unit number from 10 to 11 at 205 Leckhampton Road have not been fully considered yet.

140. Accounts for payment were approved as shown in the list below.

Cheque numbers:

100367	A.J.Winstone, net salary Mar	£ 892.48
100368	A.J.Winstone, expenses Feb	£ 49.40
100369	Gloucestershire County Council pension payment	£ 303.14
100370	A.J.Winstone, reimbursement for insurance claim expenditure (this amount, less £100 excess, will be recovered from the Council's insurance company and through the next VAT claim)	£ 989.08
100371	HMRC	£ 641.92
100372	John Wilson (erection of notice boards on MUGA)	£ 30.00

141. Under **Clerk's report and correspondence** received the Clerk informed Members that all other matters had been dealt with during the meeting or through e-mails during the month

142. Councillor Mrs. Regan raised an urgent proposal that the Council returns to monthly meetings as the bi monthly meetings are too long. This was seconded by Councillor Knight and agreed by a majority. The next meeting will therefore be held on the 7th April.

143. The date and time of the next meeting will be Thursday 7th April 2016, at Leckhampton Village Hall, Church Road, Leckhampton, Cheltenham, commencing at 7.30pm.

There being no other business the Chairman closed the meeting at 10.25pm.