

# he Parish Council of Leckhampton with Warden Hill

Acting Clerk: Mrs A.J.Winstone, 7, Aldershaw Close, Up Hatherley, GL51 3TP - tel. 01242 51800

To all members of the Council:

Your presence is requested at the meeting of the Council on **Thursday 1<sup>st</sup> December 2016 at 7.15 pm**, at Brizen Young People's Centre, Up Hatherley Way, Cheltenham. The Agenda is as follows:

1. Declarations of Interest.
2. Apologies for absence.
3. Approval of the minutes of the last meeting held on the 3<sup>rd</sup> November 2016 (copy attached).
4. Matters arising from the above; other than those that are separate agenda items.

Public session including police report.

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

5. Reports from Borough and County Councillors and any other C5 issues.
6. Brizen Young People's Centre and Pip & Jim's Pre-School (update from Councillor Knight).
7. Consideration of S137 grant to BYPC.
8. Update on Clerk's position.
9. Neighbourhood plan
10. Any other matters.
11. Reports from Members.
12. Planning matters – reports from Members.  
96 Church Road - Proposed single storey rear extension, part two storey part single storey side extension, single storey front porch extension and rendering of existing building/proposed extensions (revised application to 16/00760/FUL - to include re-roofing of existing building and change in roof material of two storey extension to slate.  
Land off Kidnappers Lane – residential development for up to 45 dwellings, associated infrastructure, open space, landscaping, creation of new vehicular access and demolition of buildings.
13. Approval of accounts for payment as shown below:  
Cheque numbers  

100422 - 100423 Net employment costs for Dec (15 hours)	£	243.83
100424 - A.J.Winstone, expenses Nov	£	45.96
100425 – HMRC	£	24.97
100428 - LVH	£	17.50
100427 – Mh-p	£	108.00
100428 - A J Winstone (reimbursement for Arnold Baker)	£	92.00
14. Date and time of the next meeting, to be agreed – arranged for 5<sup>th</sup> January 2017 at Brizen Young People's Centre commencing at 7.15pm.



A.J.Winstone, Acting Clerk to the Council

## The Parish Council of Leckhampton with Warden Hill

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

**Parish Council** members present: Councillors Adrian Mears (Chairman), Yve Jowett, Peter Lynch, Angela Swales, Ian Bickerton, Anne Regan, Penny Henty and Viv Matthews. Apologies were received from Councillors Chris Nelson, Allan Knight and John Davies, and from Amanda Winstone (Clerk) who is now working full time as Clerk to Bishop Cleeve Council as from 1 November.

**Borough and County Councillors** present: Councillors Tony Oliver, Iain Dobie (and Ian Bickerton). Apologies were received from Councillors Chris Ryder (and Chris Nelson).

**Members of the Public:** Four members of the public were present including Margaret White, Secretary of the Neighbourhood Forum. Also present was Elin Tattersall from Gloucestershire Rural Communities Council attending for item 5 on behalf of CBC planning officers in order to assist with neighbourhood planning.

Because of the absence of the clerk, Councillor Mears took the minutes and Councillor Jowett took the chair for the meeting.

### **1. Declarations of Interest:**

No prejudicial interests were declared. Declarations of personal interest were recorded in the personal interest register in the normal way.

**2. Apologies for absence:** None apart from those already noted above.

### **3. Approval of the minutes of the last meeting held on the 6<sup>th</sup> October 2016**

The minutes were approved without change and signed by Councillor Mears as Chairman.

### **4. Matters arising from the above; other than those that are separate agenda items**

All the actions have been completed apart from that in **paragraph** which is carried forward.

**120. Payment to Brizen Young Peoples Centre:** Councillor Swales asked that the issue of the transfer of funds to the Brizen Young People Centre (BYPC) which was deferred at the October meeting should be brought back to the Finance Committee and included on the agenda for the December meeting. Councillor Mears said that he had discussed the issue with Amanda Winstone and following the October meeting she has been in discussion with Ruth Wetherilt who handles the BYPC accounts in order that jointly they can clarify the figures. As noted in the October minutes, what is needed is an agreed forward projection of cash flow so that the Finance Committee can recommend how much money can be transferred back to BYPC. The Council wants to transfer as much money back to BYPC as possible but also has to insure that

its BYPC operating account, which is separate from the other accounts, does not run into deficit. Councillor Regan said that the BYPC Trustees feel very let down that the payment has been deferred. The Trustees are to have an emergency meeting to discuss the issue. The feeling among all of the volunteers is that the situation is not thoroughly understood by the Finance Committee and that the financial booking at the Centre generated by the Trustees is not appreciated. Councillor Regan pointed out that at any time any member of the public or parish councillor could access the booking calendar and see the weekly sum of income well into 2017. She asked why this information was not made available at the Finance Committee meeting. Additionally BYPC is accruing an extra income from the Pip and Jim Play Group. Councillor Regan said that the situation of the bank account going into the red is just impossible. Councillor Mears replied that the situation of the account going into the red is entirely possible if the Parish Council were to pay too much money back to BYPC and that is why a cashflow forecast is needed so that the Council can safely pay to BYPC as much as possible. The necessary information was not available to the Finance Committee because Amanda Winstone had not received it and also a payment from BYPC had not been made. So there were clearly issues that needed to be sorted out. Councillor Regan pointed out that even if there had been a temporarily missed payment from BYPC to the Parish Council, the cheque from the Parish Council for the transfer to BYPC agreed last summer was only sent to BYPC at the beginning of October. So delays are on both sides. Councillor Mears said that he would undertake himself to try to resolve matters with the help of Ruth Wetherilt and Councillor Swales. But Ruth Wetherilt is moving house at present and is very busy. Also one must respect the fact that she does the finance work for BYPC voluntarily. There is probably enough information from Councillor Swales' calculations for the Council to make some interim transfer at its December meeting and it is not necessary to arrange a special meeting of the Finance Committee since it is up to the Council to decide on any transfer. But the underlying issue is that the accounts need to be transparent. It is the responsibility of the BYPC to provide the figures to the Council directly (as shown in the agreement and discussed at the October meeting) and the key issue is to find out why these problems over figures and payments have arisen and to produce a process and accounts that are transparent, accurate and timely in order to ensure things work smoothly in the future. The whole purpose of the arrangement with money flowing in both directions is to make sure that there is transparency and proper accounting as is required in handling public money. **Action: Councillors Mears and Swales to discuss the issue with Ruth Wetherilt and to bring a recommendation to the December meeting.**

#### **Public session including police report.**

**121. Obstruction of pavement outside Leckhampton Road Co-Op:** Two members of the public raised the issue of the parking outside the Co-op on Leckhampton Road, which is causing a serious hazard and obstruction for pedestrians. Cars are parking on the pavement blocking the pavement and forcing pedestrians to have to walk over the tree roots. This is very difficult for old people and makes the pavement impassable for wheelchair users. Councillor Mears said that several older local residents have also raised this concern directly with him and that he has already been in contact with the Co-op about it. One option would be to put bollards on the pavement to make it impossible for vehicles to park there and this may be the only solution. The problem is made worse because the Co-op also obstructs the pavement with a large movable billboard and the pavement is also obstructed by the telephone box. Moving the bill board is not sufficient to solve the problem and the telephone box cannot be moved. Councillor Dobie said that he has also received complaints about the parking from residents living to the west of Leckhampton Road. People in wheel chairs and on mobile scooters have great difficulty because of the tree roots. Councillor Mears said that he will pursue the matter further with the Co-op and will also consult Councillor Dobie about provision of bollards and improvements to the

pavement as may be required. Councillor Dobie said he is very happy to help with this problem in any way he can as County Councillor. **Action: Councillor Mears**

**122. Police Report :** There was no police report and in the absence of Councillor Knight there was no report on policing and crime. (The Council is aware of concern about recent burglaries in Leckhampton Road and Church Road).

## **5. Discussion on neighbourhood planning with representative from GRCC**

**123 Purpose of the discussion:** Councillor Mears introduced the discussion. He said that he had already sent a briefing note to Council members following the meeting he had with GRCC on 28 October. GRCC are hoping to make their report on neighbourhood planning to CBC in a month's time and need to know what other issues as well as designation of the Local Green Space and the problems of traffic the Council would like GRCC to include in its report. Elin Tattersall added for GRCC that it is recognized that the neighbourhood planning has some way to go; this is an interim report and GRCC will be continuing to provide support the Parish Council on the neighbourhood planning beyond the report.

**124 Neighbourhood Plan Public Consultation in June/July 2015:** Councillor Mears said that he has undertaken to review the information that has had come from the Council's public consultation on the neighbourhood plan in June/July 2015. It was agreed that this should then be discussed by the Neighbourhood Forum before being sent to GRCC. **Actions: Councillor Mears will complete the review of the information from the June/July 2015 public consultation and send a copy to GRCC and Councillor Iain Dobie after review by the Neighbourhood Forum. Margaret White will arrange a meeting of the Neighbourhood Forum.**

**125 Warden Hill:** Councillor Swales said that she would review again the outcome from the consultation for the Warden Hill area. One issue that had emerged was a desire for more trees in Warden Hill. Councillor Regan cautioned that there are many older people living in Warden Hill who would not want tree roots making pavements uneven. So, in her view, the priority should be for more trees in open spaces rather than along roads. Councillor Swales said she would look back at the consultation report on this. **Action: Councillor Swales**

**126 Traffic problems:** Councillor Regan said the other key issue for Warden Hill is the traffic problems and how to mitigate them. Councillor Bickerton said that whilst the Council believes that the ideas so far proposed for mitigation will not work, the Parish Council should nevertheless see what mitigations, if any, it can come up with. (Discussed at previous meetings is the need for more traffic surveys both at the Moorend Park Road intersection and on the alternative traffic routes that have been suggested through Warden Hill, especially Canterbury Road / Warden Hill Road).

**127 Air quality:** Councillor Bickerton said that the Parish Council is intending to gather more information on air quality for residents living close to Shurdington Road and in Church Road.

**128 Type of housing, affordable housing, retirement housing:** Members also raised the issue of the type of housing that might be provided in any development on the Northern Fields and on site ON, the need for more affordable homes and the idea of including a retirement village which the Council had raised in the June/July consultation. Linked to this is the issue of what is desirable in terms of the future demography of the area. The Parish has a large older

population and a retirement village would tend to increase this, whereas the greater need may be to encourage more young families into the area. For this the affordability of the housing is very important.

**129 Need for aspirations backed up by evidence:** Elin Tattersall said that what is needed for the GRCC report is an analysis of the Parish Council's aspirations for the area that can inform the Cheltenham Local Plan and be put alongside the aspirations identified by other parishes and neighbourhood groups. The aspirations need to be backed by evidence. In the case of local green space, green environment and traffic the Parish Council has already provided an enormous body of hard evidence that has also been reviewed by two planning inspectors. But whilst not wanting to dilute the top importance of LGS and traffic, there may be other issues and these may require further public consultation and evidence building to flesh them out and prove they are not just the opinions of councilors but are firmly backed. Elin Tattersall said that there is benefit in asking open questions to the community. It is worth having a public session where the draft neighbourhood plan and the evidence underpinning it is presented. Councillors re-affirmed that it is very important not to dilute the message to CBC about the central issue of designating the Local Green Space. Councillor Henty added that one should also avoid putting forward initiatives for their own sake. It is clear that residents regard the Parish as a very good place to live and the conclusion might be that not a lot needs changing. Elin Tattersall mentioned sources of funding and direct professional assistance besides that from GRCC that the Parish might be able to call on, particularly as it is an urban parish. She will send details of this. **Action: GRCC**

**130 Possible need for an additional public meeting place** Councillor Mears raised the question of what further amenities might be needed. Might another hall needed and what about improvements to play areas and facilities for children, availability of play groups etc. Margaret White said that Leglag's experience is that it is very hard to book the Village Hall or the Leckhampton Primary School Hall for meetings and this shows there is a need for another meeting venue. Elin Tattersall commented that by the standards of rural parishes, Leckhampton with Warden Hill is not lavishly endowed with community facilities. It was suggested that the Council could get evidence on whether an additional hall is needed by asking Mrs. Peacy, who looks after the Leckhampton Village Hall, about what groups she has had to turn away because the Hall is fully booked. One could similarly get evidence on this from the Church Cottages and from the Church in Warden Hill. The point was also raised that there are facilities in the Bath Road, both in the church halls and also in the pubs, and in looking at whether another meeting hall is needed these availability and use of these facilities should also be considered. There is also the proposal to upgrade the Leckhampton Village Hall to provide a better kitchen, toilets and a second smaller room for meetings. **Actions: Councillors Jowett, Mears and Swales.**

**131 Facilities for young families and young people:** It was suggested that the Council could gather evidence from schools about what parents, children and young people would like. The Council could ask the head teachers about this and could also hand out a questionnaire to parents / young people at the school gate.

**132 Value of consultation open days and of consultation questionnaires:** The two public consultations that the Parish Council has conducted have both been successful with a good response rate. However it may also be valuable to hold a public session where local people can drop in. Sometimes discussion brings up thinking that is not captured by questionnaires. Councillor Mears cautioned that Shurdington had tried this twice in developing their parish plan and it had not proved very successful. He was watching how Charlton Kings progresses with its parish plan. It was commented that the danger with any consultation, whether done through a

questionnaire or through an open day, is that it only picks up a subset of the local population. Councillor Mears said that although the consultation questionnaires deliberately did not ask respondents to specify their ages, it did ask about household composition and it was evident that quite a lot of families with children and teenagers had responded and that there was a reasonable spread of respondents both in terms of age, household size and where they lived in and around the Parish.

**133 Demand for allotments:** Councillor Mears said that evidence on the need for allotments is provided by the fact that CBC had sought to put allotments on Weavers Field. This proposal had been abandoned because of the strong protest from local people that all of Weavers Field needed to be protected for recreation and dog walking. However, the CBC proposal was good evidence for the need for allotments in this part of Cheltenham. LWWH Parish Council has no allotments – in contrast to Charlton Kings which has an overabundance. There are some allotments in Hall Road that are owned by the Church or privately owned.

**134 Shortage of school places:** The lack of enough secondary school places in the area is another major concern for local people.

**135 Pressure from developers:** There will continue to be pressure from developers to build in areas that are not included for development in the JCS. Councillor Regan said that she has recently seen contractors apparently measuring up Chargrove Lane for drainage and she believes the threat to the land south of Up Hatherley Road has not gone away.

## **6. Reports from Borough and County Councillors and any other C5 issues.**

**136 Bus service for older residents in Warden Hill:** Councillor Oliver said that it is clear from Stagecoach that the changes to the D bus route are permanent. This leaves older residents with a free bus pass that they cannot use because they cannot reach a bus stop. Councillor Oliver said that he was interested in the possibility of providing a community bus service. In reply Councillors Mears and Regan said that the Parish Council spent a lot of money a few years ago in trying to provide a community bus service and it was a complete failure and had wasted a lot of public money. Councillor Oliver said that the changes to the D bus service create a new situation. Councillors Mears and Regan responded that the previous attempt to provide a community bus was such a complete failure that it showed there really was not way to get a level of bus usage that could justify using public money to finance it. Councillor Regan said that the service provided by Community Connexion is very good and people should use this more. They can arrange for the transport to call at their homes to pick them up and to take them back home again. The service is not free but it is very good.

**137 Provision of an additional street bench:** Councillor Oliver said that local people have asked for an additional street bench near Morrisons. Councillor Regan tended to agree that another bench in the location would be worth having but said that the location is in Up Hatherley Parish.

**138 Lengthman Scheme:** Councillor Iain Dobie outlined the work that has been done recently through the Lengthman Scheme. This is mainly in the Old bath Road area. He said that the hedge along Farm Lane north of the Pig Field has also been cut back. Councillor Regan said that she has repeatedly requested the Country Council to have the ditch outside the Brizen Centre cleared. Nobody has responded to her. It is a drainage ditch and there are issues of flooding. Because of the hedge, police cannot see into the car park and what is happening there

at night. She said that she had first reported this in August. Councillor Dobie said that this is on the list to be done, but the Lengthman have a lot to do. Councillor Swales also reminded Councillor Dobie that the tree in the entrance to Hawkswood Road / Woodlands Road footpath has still not been removed. This task was identified when the Lengthsman Scheme worked on this footpath in August.

**139 Need for the Parish Council to have a copy of the County Council's Maintenance Plan for the area.** Councillor Mears responded that the Parish Council maintains the hedge along the Pig Field in Farm Lane as it is part of the Leckhampton Fields Circular Walk, but in previous year the Country Council has always cut the rest of the hedges there. So it should not have needed doing by the Lengthman Scheme. He said that concern had been raised at the October meeting that the County Council is abandoning the routine maintenance work that it has done previously and is using the Lengthman scheme as a screen for this. He said that the Parish Council would like to have an annual plan of the routine maintenance that the County does particularly of drains and hedges. This would enable to Parish Council to provide better local information about what needs to be done more often and what could be done less often or what is already covered by voluntary action. Timely and fairly frequent clearing of the drains in certain critical locations to avoid flooding is particularly important. Councillor Dobie said that he is attempting to obtain the plan and will share it with the Parish Council. **Action: Councillor Dobie**

**140 Transport issues:** Councillor Dobie said that the work on the A417 missing is now unlikely to start before 2021 at the very earliest. He also commented that there has been a proposal to restrict some of the local bus services including a proposal for the F bus to stop at Charlton Lane rather than to go up to the top of Old Bath Road. This proposal had been abandoned because scrutiny of journey statistics showed there was sufficiently good use of the F bus service from the stops south of Charlton Lane.

**141 Speed limits:** Councillor Dobie said he was consulting on whether 20 mph speed limits should be introduced widely and whether more speed cameras should be introduced. In response Councillor Mears said that the Parish Council had decided at its October meeting to defer the decision on whether to purchase a speed camera. This is partly because the Council is currently without a clerk to handle any purchase or loan and partly because Charlton Kings has found that their camera shows speeding is not nearly as frequent as they had supposed. Councillor Regan said that 20 mph speed limits are needed in three roads in Warden Hill: Canterbury Walk, Salisbury Avenue and Farmfield Road. In all cases the traffic speed is currently dangerous. Councillor Oliver confirmed that speed measurement has shown excessive speeding in Farmfield Road. The point was also made that the police have said they will speak to a driver about clearly excessive speeding if a resident reports the incident and can give the registration number of the vehicle. Councillor Henty said that there is a lot of excessive speeding on Old Bath Road, but it was commented that the need is for more enforcement rather than a lower speed limit.

**142 C5 meeting - accountability of CBC officers:** Councillor Mears said that at the C5 meeting on 12 October he raised the issue of flooding of six of the newly built houses at Leckhampton View (205 Leckhampton Road) as an example of the need to improve the accountability of the CBC planning officers. The Parish Council had warned very clearly in its comments on the planning application for 205 Leckhampton Road in 2013 that there was a severe risk of flooding. The Council gave this warning also to the developers' drainage consultants. The Council received no response and assumed that the matter was being addressed. However, it is now clear that the warning was ignored both by the developer and by

CBC and as a consequence last winter one of the new houses came close to being flooded and in the storm on 12 June 2016, six of the new homes were flooded and others were nearly flooded and/or their garages were flooded. It is tragic that this has occurred and whilst the blame lies primarily with the developer the Borough Council is also to blame for having approved the application despite the warning. To avoid this happening in the future the CBC planners need to be more accountable to the Parish Councils to ensure that important information is acted on and does not go down a crack. The Chairman proposed to the C5 meeting that CBC should adopt a procedure whereby if the Chairman of a Parish Council states that there is a serious problem with an application the planners will be obligated to respond to the Parish Council saying what they are proposing to do about the issue and whom they are consulting and are also obligated to keep the Parish Council informed of the outcome. In the case of the flooding of Leckhampton View part of the problem may have been that the CBC planners rely on advice on flooding from the County Council and from the Environment Agency and the warning that the Parish Council gave to CBC about the extreme rainfall on Leckhampton Hill may have been lost in transit. The new process needs to prevent this and knowing who is being consulted and what they are being told is very important. With the agreement of Councillor Steve Jordan as Leader of the Borough Council, the C5 officer was given the action to discuss this proposed process with Tracey Crews and to report back to the C5 on the outcome.

**143 C5 meeting - JCS Traffic Problem:** In the C5 discussion on the JCS and the traffic issues, Steve Jordan made the point that it is accepted that the JCS will cause some serious traffic problems in the area and we shall have to find our way through them but that from a national perspective the traffic problems for Cheltenham and the JCS area are seen as small compared with those elsewhere in the country. Therefore the traffic problems do not render the JCS unsound in the way that some of the landscape issues can do.

**144 C5 meeting – Police and crime:** The C5 decided to invite the Police Commissioner to a future meeting to discuss the problems with getting information about policing and crime and to discuss the Police Commissioner's strategy and priorities in order to see how these compared with local views on priorities

**145 C5 meeting - Sustaining healthcare:** Councillor Mears said that in the margins of the C5 meeting he raised with Steve Jordan the issue that Gloucestershire NHS Trust is now heading for a deficit of £13 million this year instead of an expected surplus of £5 million. He reiterated the Parish Council's concern, expressed in its various responses to the JCS consultations, that the housing to be built under the JCS, which is based on achieving a very ambitious growth in the local economy, must be used to grow high value local employment and attract in major new employers and must not be allowed to encourage many more people to retire into Cheltenham, which would undermine health services still more. Cheltenham already has an average age significantly above the national average. The Parish Council has recommended previously in its submissions to the JCS consultations and also to the C5 that planning approval for house building must be partly tied to employment growth and that approval must be refused or restricted if necessary to achieve this.

**146 C5 meeting - Fence on Robinswood Field:** Also in the margins of the C5 meeting, Councillor Mears briefed Steve Jordan about the way the Parish Council in consultation with Alex Chalk MP is tackling the issue of the chain link fence erected by Bovis Miller on Robinswood Field. (Also discussed at the meeting with GRCC, who agreed with the approach).

## **7. Update from the Chairman on the application by Robert Hitchins - land at The Nurseries**

**147** Following the meeting with Robert Hitchins representatives (see October minutes paragraph 107), Robert Hitchins have sent revised plans and have requested the Council's comments. The housing density in the revised plan is still too high and there are insufficient large trees proposed to provide appropriate screening when viewed from Leckhampton Hill. The row of black poplars along Kidnappers Lane to the south can screen about 60% of the Robert Hitchins site as viewed from the Observation Table on Leckhampton Hill but some large trees are also needed in the middle of the site to provide screening in the other 40% of the site beyond the reach of the black poplars. The black poplars also only provide screening when viewing from the Observation Point and to provide screening for the viewpoints south along Leckhampton Hill one would need to plant some semi-mature tall trees in the south-west corner of ON. One would also want to plant trees in Lotts Meadow to the south of the Robert Hitchins site partly to screen the site when viewed from east of the Observation Point but also because black poplars have a relatively short life and the row in Kidnappers Lane are already old and cannot be relied upon to provide good screening beyond a few decades. In the meeting with Robert Hitchins, Councillor Mears suggested using sycamore as they are faster growing than oak and give good height. Limes and alders are another possibility and also evergreens to give some screening in winter. A mix of trees would probably be best.

**148** The land where trees need to be planted is controlled by Bovis-Miller. In the Bovis-Miller planning application 13/01602/OUT, the south-west corner of the ON site was the road access point to the proposed development. Assuming that Bovis-Miller will still want to propose development on the west side of area ON between Kidnappers Lane and the Robert Hitchins site, road access needs to be provided to this area via the Robert Hitchins road network. None of the layouts so far proposed by Robert Hitchins have provided for this access and Robert Hitchins have not shown any enthusiasm for involving Bovis-Miller.

**149** The Council needs to do a more detailed analysis of how the design that Robert Hitchins are currently proposing might be converted into something that could be acceptable. In doing this the Parish Council needs to guard against compromising on the requirement that any development must be rural in character and sufficiently well screened to be acceptable as viewed from Leckhampton Hill and from the adjacent fields (some thickening of the hedgerows is needed as well as tree planting). As noted in the October minutes paragraph 107, Inspector Ord in her interim findings did not include area ON among the list of the parts of the Leckhampton Fields where development could be acceptable, despite my having pointed out to her during the site visit how development there might be made acceptable. Inspector Ord's findings do therefore place the Parish Council in a strong position to resist any proposed development on area ON unless it is fully satisfactory.

**150** The latest indications are that because of pressure of other High Court business the third legal challenge by Bovis-Miller against the Secretary of State's rejection of their appeal will not be heard until the New Year. So it will be some time before it may be possible involve Bovis-Miller in the discussions on ON. The best way ahead would seem to be for the Parish Council to produce a layout and screening plan for the Robert Hitchins and Bovis-Miller sites combined and then provided this to the developers for their consideration. The Parish Council may need the services of an architect to help with this. It would be worth seeing if we can find some voluntary profession help on this.

**151** Robert Hitchins has just informed the Parish Council that it intends to press ahead with its current proposal for 45 dwelling on the site, but would also wish to continue to work with the

Parish Council through the neighbourhood planning on alternative schemes for the site in case their current application is rejected.

**8. Agreement of meeting dates for 2017** – the list of proposed dates was agreed.

### **9. Brizen Young People's Centre and Pip & Jim's Pre-School**

**152** Councillor Regan reported that the Brizen Centre is running well and the bookings are filled into 2017. The sessions for young people are also doing well.

### **10. Any other matters**

**153 Robinswood Field fence:** Margaret White said that a lot of people are objecting to the fence on Robinswood Field – not only the high chain link fence but also the lower fence along the southern part of the field. The fences detract greatly from the landscape of Robinswood Field, the views of Leckhampton Hill, the feeling of openness and the pleasure of the footpath walk. Councillor Mears said it would greatly assist the Parish Council in pursuing the issue of the fence if Leglag could collect names and addresses of those objecting and any comments from them. Margaret White agreed that Leglag would do this. **Action: Leglag**

### **11. Reports from Members.**

**154 Litter bins at Salisbury Rod MUGA.** Councillor Peter Lynch raised with Councillor Oliver the issue of the litter bin that Councillor Oliver had arranged to be placed to help deal with the litter problem from children and young people using the MUGA. It was clear from the discussion that there has been a sequence of mistakes and insufficient communication. The major issue is that the bin is a safety hazard for children and young people using the MUGA and should not have been put there by Councillor Oliver without consulting the Parish Council which owns the land and is legally liable for safety of the MUGA users. Councillor Oliver said that his resident's survey showed that most local people think the MUGA is a great facility but the problem with rubbish and litter that it has created is causing a lot of concern. He arranged for the extra bin to be put there by Parks Department but it had been put in the wrong place.

**155. Land at the corner of Leckhampton Road and Moorend Road** Councillor Matthews said that the Parish Council is being blamed for the state of this land and she is doing her best to get the grassing over completed. Councillor Regan suggested that if Councillor Matthews is having difficulty getting action by Borough officers she should enlist the support of either Councillors Bickerton or Nelson who can bring pressure on the officers.

**156 War memorial trees** Councillor Jowett reported that the dead holly tree has been cut down level with the hedge. CBC officers advise that the tall fir trees on the school side of the war memorial are severely overhanging the holly trees on that side and damaging them. The overhanging branches need to be cut back. The trees are on the land adjacent to the memorial and the owners of the land need to be informed and invited to pay the cost, or towards the cost.

**12. Planning matters – reports from Members.**

**8 Lichfield Drive** – Demolition of existing single storey rear extension and erection of two storey extension. Demolish garage and erect cycle/storage building. Provision of hardstanding for parking (revised application) – Councillor Mrs. Swales. The Council is objecting to this application.

**16 Lichfield Drive** - Proposed part two storey and single storey rear extension – Councillor Knight. The Council has made comments and is recommending that a planning officer needs to visit the site to assess this.

**96 Church Road** – Proposed single storey rear extension, part two storey part single storey side extension, single storey front porch extension and rendering of existing building/proposed extensions (revised application to include re-roofing of existing building and change in roof material of two storey extension to slate) - Councillor Mrs. Jowett. The application has only just been received and not yet evaluated.

**205 Leckhampton Road (Leckhampton View development)** - Revised application – Councillor Mears. The revised application still does not clearly resolve the flooding risk. The Parish Council has provided its analysis of the flooding risk to Peter Siret (GCC Flooding Officer) and Geoff Beer (CBC) following their visit to the site on 5 October, and also to the developers (Boo Homes) at their request. GCC are continuing to block approval of the application until the flooding issues are satisfactorily resolved. The Parish Council's analysis suggests that what Boo Homes are now proposing should be sufficient to cope with a short intense storm of the sort that occurred on 12 June 2016 (10 year storm) but that the amount of storage capacity currently proposed is far below that required to cope with a 100 year storm plus 30% for global warming if the discharge rate to the sewers from the proposed storage tanks is limited to 5 litres/second as the drainage drawings seem to indicate (and also confirmed by Geoff Beer during the site visit). The Parish Council has recommended measures including allowing a very much higher discharge rate, a four times increase in the volume of the storage tanks and potentially also a balancing pond on the AONB land above the development (subject to agreement with the landowner). Another problem with the Phase 1 development was that it included discharge of flood water onto the field above Collum End Rise. This was water that previously would have flowed down Leckhampton Road or down Giffard Way and have been captured by the drains in those roads. The result of this discharge onto the field was to wash out the footpath from field down to Collum End Rise, to threaten the houses opposite the footpath with flooding because of the force of the down flow and to cause flooding of garages and near flooding of at least one house in the cul-de-sac in Collum End Rise. It is therefore essential that the new proposals do not allow any discharge onto the field. Boo Homes are full aware of these issues.

**13. Approval of accounts for payment as shown below:**

Cheque	Payee and nature of payment	£
100414 /100415	A J Winstone - Net employment costs for Nov (15 hours) inc. tax refund and pension contribution to Gloucestershire LGPS.	321.83
100416	A J Winstone – expenses for October	54.85
100417	Mrs. P Taylor – War Memorial flowers	93.00
100418	Leckhampton Village Hall for hall hire	35.00

100419	Mh-p – website annual fee	516.00
100420	A J Winstone – renewal of computer anti-virus protection	34.40
100421	St Christopher's Gardening Club – for plants as agreed by Council s137 grant	130.00

**14. Date and time of the next meeting**

1<sup>st</sup> December 2016 at Brizen Young People's Centre commencing at 7.15pm.

**The public meeting was closed at 9:37pm and followed by a confidential meeting concerning the appointment of a new clerk and co-option.**