

SOUTHROP PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON THURSDAY 13th JANUARY 2022

- Present:** Cllr T Guest Cllr P Brickley
Cllr C Brickley Cllr R Jones
Cllr R Giles
- In attendance:** Vanessa Lawrence (Parish Clerk), District Cllr Theodoulou,
County Cllr D Morris. 5 x MOP's
- 088 21/22 Apologies for absence**
None – all present
- 089 21/22 Declarations of Interest in Items on the Agenda**
None
- 090 21/22 To approve the Minutes of the Parish Council meeting held on the 1st November 2021**
It was **RESOLVED** to approve the Minutes of the Parish Council meeting held on the 1st November 2021 as a true and accurate record of the proceedings. Proposed Cllr P Brickley, seconded Cllr C Brickley – all in favour.
- 091 21/22 To agree to adjourn the meeting for Public Participation, if members of the public are present - there is a 10 minute time limit**
It was **RESOLVED** to adjourn the meeting for public participation – all in favour.
Cllr Guest asked members of the public if they could defer any questions regarding planning applications until that point on the Agenda. A MOP did ask questions regarding Item 103, reply to follow when item reached on the Agenda.
- 092 21/22 To agree to reconvene the meeting following Public Participation, if applicable.**
It was **RESOLVED** to reconvene the meeting following public participation – all in favour.
- 093 21/22 Clerks Report**
The Clerk reported that it has proved extremely difficult to contact the planning department at CDC.
- 094 21/22 Chairman's announcements**
The Chairman asked Cllr P Brickley to report on various highways matters. This is as follows:-
- Red fencing – Following repeated requests and meetings with Glos. Highways, the red fencing on the main road through the Village near the bridge has been removed and new wooden fencing erected.
- Re-surfacing through the Village. A request to Glos. Highways for consideration to be given to the condition of the road surface through the village joining both ends of the already resurfaced

area has proved successful and SPC have been advised that work will be carried out in the new fiscal year. It is hoped this will be in the early part of the year.

- A meeting has been arranged in February with Glos. Highways regarding further improvements needed within the Parish.
- Jerry Hibbert has offered to organise a litter pick for the weekend of 2nd/3rd April.

095 21/22

**To receive report from District/County Councillor
District Cllr Theodoulou reported as follows:**

- First cabinet meeting of the new year has been held
- Council meeting to be held next week
- Election costs – funding now being referred to Parish & Town Councils. A schedule of costs that Councils will need to pay has been circulated. Councils will need to make provision for these costs in future. More information to follow. Cllr Theodolou said that whilst CDC was once able to cover these costs in the past, this is no longer the case.
- Review of parking charges – this has proved to be contentious. The free parking after 3pm in car parks in Cirencester will be scrapped
- Electric Vehicle charging points are being considered at various locations in Cirencester.
- Changes to the quantity of litter bins across the District are being considered. This is to reduce the number of bins in place.
- Broadband – a reserve of £500k has been considered to help with the demand, as a result of more people working from home. Cllr Theodoulou has requested a brief paper which will be circulated when available.

Cllr P Brickley said that Gigaclear, which covers Southrop works very well.

- Budget – the recent consultation produced only 400 responses.

County Cllr Morris reported as follows:-

- Re-affirmation of Armed Forces Covenant, which ensures equal opportunities for those from the Forces, veterans etc.
- Road Safety Consultation – Asking for Parish/Town requirements
- This month will see consultations for:- GCC budget – Bus Services – Pharmacies.
- Highways matters – Thanks to Dan Tiffney (GCC Highways) for his help in resolving issues in parishes and towns.
- Easier logging in details for highways is being researched.
- Cllr Build Back Better funds still available for various projects, should SPC wish to apply.

SPC Councillors said that they would approach the Village Hall to see if funding might be required for the playground.

FINANCE

096 21/22

**To approve retrospective payments made and current,
payments (£785.18)**

It was **RESOLVED** to approve, retrospective payments made and current payment to be made – total £785.18. Proposed Cllr P Brickley, seconded Cllr R. Jones – all in favour.

ACTION: Clerk to make payments.

097 21/22 To consider and agree cashbook figures and reconciliation to 31st December 2021

Cashbook figures and reconciliation to the end of December was considered. Cllr P Brickley queried one of the columns in the spreadsheet and the Clerk said that the formulas had not carried forward and she would rectify this. The totals for the cashbook and bank statements reconciled. It was therefore **RESOLVED** to agree the figures. Proposed Cllr P Brickley, seconded Cllr Guest – all in favour.

098 21/22 To consider and agree 3rd qtr publication of payments over £100 (£352)

It was **RESOLVED** to publish the 3rd qtr. Payments over £100. Proposed Cllr P Brickley, seconded Cllr R Giles – all in favour.

ACTION: Clerk to publish 3rd qtr payments over £100

099 21/22 To consider and agree budget for 2022/23

Taking both this item and the following item together, the Clerk presented further figures relating to costs for the year to end December. Following discussion, in light of the information received regarding election charges, it was agreed to increase the budget by 4%, i.e. cost of inflation (3.1% Sept 2021 -cpi plus a little more to cover election costs)

100 21/22 To consider and agree Precept request for 2022/23

Subsequent to the above item (099), it was **RESOLVED** to increase the Precept by £500 to £13k. Proposed Cllr Guest, seconded Cllr P Brickley – all in favour.

ACTION: Clerk to send Precept request to CDC.

101 21/22 To consider and agree revised Asset register as per recommendation from the Internal Auditor (circulated)

Following recommendation from the Internal Auditor, it was **RESOLVED** to amend the Asset Register to reflect assets which can be explained and have been recorded. Proposed Cllr Giles, seconded Cllr C Brickley – all in favour.

PLANNING

102 21/22 To receive Decision notices:-

21/02997/FUL: Installation of replacement sewage treatment system and associated works at Land at Manor Farm Estate, Southrop – **PERMIT**

21/03666/TCONR: G1- Lime x 4 in decline – fell at Southrop Manor, Lechlade Gloucestershire GL7 3NX – **NO OBJECTION**

21/02649/FUL: Proposed two storey/single storey rear extension, extension of residential garden and new vehicular access at Stanford Hall Cottage, Southrop – **PERMIT**

21/04226.TCONR T1 - Walnut - reduce crown back to 1m below previous pruning points. G1 - Tree group x4 – fell - Nutwood Cottage Lechlade Road Southrop Lechlade Gloucestershire GL7 3NU – **NO OBJECTION**

21/03894/LBC Existing windows to be replaced with double glazed timber windows. Wadham Cottage Southrop Lechlade Gloucestershire GL7 3NU – **APPLICATION WITHDRAWN**

103 21/22 New Planning Applications

21/05347/FUL: Full Application to Replace existing building, new paving, pool and landscaping at Greys Court Southrop Lechlade Gloucestershire GL7 3NU
Comments have already been submitted to CDC by SPC on a neutral basis. Other comments from various MOP's in the village have also been submitted, to object and also to support. The MOP objecting was present at this meeting. He was asked to explain his reasons for objecting. Other MOP's also asked questions regarding this application. The applicant was unable to attend the meeting and had sent in a statement which was read out. Concerns were raised regarding possible implications for the future regarding usage and also possible flooding implications for those living close by. Some contact has already been established with the Case Officer at CDC. Cllrs agreed to consider any further comments, which would be submitted to CDC following this meeting, maintaining their neutrality, but bringing various concerns raised, to the attention of the case officer. Mr Knight asked that his statement is circulated with the Minutes, which has been actioned by Cllr Guest and will be sent to CDC as part of the comments. An extension to the deadline has been requested to allow Council to submit further comments.

ACTION: Clerk to submit further comments

The applicant's public statement

As requested, I provide a written statement in respect of my planning application to replace an existing garden building, paving, pool and landscaping of the garden, that is to be read out at the PC meeting, considered and recorded in the minutes.

I have lived at Greys Court for over 17 years. Southrop is my home and this is my proposal to replant in my garden and to replace an existing building.

There are already some comments on behalf of the PC and others in respect of the application, their concerns and questions.

I can comment as follows, but also wish to correct some misunderstandings and I apologise for any lack of clarity in the original submissions.

FLOODING

In the 17 years I have lived here this garden has never flooded and after enquiry there is no history of any flooding in the past.

A Flood Risk Assessment was undertaken with a previous application for a larger structure. The conclusion was that this garden is in the lowest possible risk category with little or no probability of flooding. On the understanding that the garden at Greys Court is one of the highest points in the Village, this is a logical conclusion. The CDC accepted the FRA.

The current application is for a smaller structure and in part, for the replacement of an existing building. All the amount of rainwater falling will not change and will infiltrate the garden as it does now: no change. The garden is walled around and the only possible outflow is to my house: there is no chance of flooding anyone else. In addition, the groundwater level in my well next to the house is about 9m below ground and the house has never flooded.

THE GARDEN WILL REMAIN A GARDEN

There is a suggestion by the PC that the garden area will now be lost in the centre of the village. This is not the case; the proposal that includes the replacement of a garden building comprises a footprint of under 5% of the garden area to be landscaped.

This would be allowable as permitted build, if the garden was not in a Conservation Area. None of the garden and existing buildings are visible from the Conservation Area and the eaves of the replacement is set below the adjacent boundary walls. Thus, there will be no loss of openness and no impact.

The historic photographs of the garden submitted by the PC are helpful in identifying numbers of buildings in the same location of this proposal.

The garden to be landscaped was granted permission in 2013 for the replacement of a garden building in the same position in the garden of Greys Court. My current proposal is that this replacement should be built in local stone with a pitched low stone roof typical of many other buildings in the village which contribute to its character.

ACCESS

Access into the garden was granted consent over a decade ago fronting Eastleach Road. This formed part of the consent for the rebuilding of boundary walls to the north and west of the garden when the opening was created. On completion of the landscaping, the already approved gates will be installed.

BOUNDARY WALLS

For the avoidance of doubt, nothing within the application drawings is to be built on the existing boundary walls. The replacement building is totally independent.

CONCLUSION

The application is for Greys Court; the garden is private to the house and for use by me, by my family and friends. It is not to be open to use to anyone else.

Please be assured that I do not wish to do anything which would detract from my house and our enjoyment of it and our private gardens.

Nor will it detract from the openness and character of the area and village.

I ask that the PC supports the application on the understanding of the above comments and clarifications, and the fact that on completion, it will be a fitting enhancement to the Conservation Area.

Yours sincerely

Nick Knight

OTHER MATTERS

104 21/22 To consider and agree, retrospectively, application for 'Asset of Community Value' for The Swan Pub

It was **RESOLVED** to agree, retrospectively, application for Asset of Community Value for the Swan Pub. Proposed Cllr P Brickley, seconded Cllr Guest -all in favour.

105 21/22 To consider and agree possible plans for the Queens Platinum Jubilee celebrations June 2nd – June 5th

This matter to be considered further at the next meeting. SPC to contact all the village associations, inc village hall, and Thyme, re. The Swan. The aim would be to make this event a truly inclusive village event. Item deferred to March meeting.

ACTION: Clerk to add this item to the Agenda for the next meeting in March

106 21/22 To consider and agree response to Glos. Highways regarding areas of grasscutting and grant offered.

Following a request to GCC Highways for a grant to cover the cost of grasscutting, a schedule detailing grass verges covered by Glos Highways was received together with a grant that could be made. The schedule covered an extremely large area both in the village and surrounding the village. Councillors agreed that this was not what was expected or could be carried out, and it was **RESOLVED** that a request is to be made to establish what might be offered for an area of approx. 475 metres of verge within the village. Proposed Cllr P Brickley seconded Cllr C Brickley – all in favour. It was estimated that 4 cuts a year would be required, with the first cut in April at an approx. cost of £120 a cut.

ACTION: Clerk to contact Glos. Highways.

107 21/22 Anything the Chair considers urgent.

Nil of note.

108 21/22 Date of next meeting 16th March 2022

There being no further matters to discuss the meeting closed at 8.30pm.

.....Chairman

.....2022