

Avening Parish Council Meeting

Minutes of the meeting held on Wednesday 19th April 2023 at 7.30 pm.

PRESENT: Cllr Mulligan Cllr D Bendall Cllr R King, Cllr Howell, Cllr J Hetterley, Cllr G Parsons.
Cllr Mulligan attended at the end of the meeting.

ALSO IN ATTENDANCE: Mrs S Baker (Clerk),

VISITORS: Mr Mike Howe

45/23 PUBLIC QUESTION TIME – Mr Howe requested to speak on behalf of his daughter who resident at 6 Star Lane. Mr Howe said that his daughter would like him to explain her objections to the planning application submitted for 12 Star Lane for a modern 4 bed detached house.

The proposed house sits within the AONB and Avening Conservation Area and is in the middle of land recognised by the Avening Conservation Character map as an ‘area of landscape value and important open green space and significant verges.’ Whilst the development application states it will retain a ‘sense of openness,’ it will, in fact, have a major impact. Currently, the site benefits from views to Star Lane, across the Avening valley to the north, and also from a section of Star Lane through to Tetbury Hill. All of which give the site genuine openness.

The proposal for a large 4-bed detached house. Its height and footprint (spanning the width of the site) means its scale is completely disproportionate to the site and the surrounding modest cottages. Local Plan Policy EN11 states that developments in a conservation area ‘should preserve and where appropriate enhance the special character and appearance’. We cannot see how the proposed dwelling will offer any enhancement to the special character and appearance of this area.

The applicant suggests their house is proportionate in scale and would soften the impact of the recently approved house behind 12a (which it says will ‘tower over the application site’). Rather, we feel it would compound the impact that the house behind 12a will have and will, itself, ‘tower’ above the smaller adjacent cottages. In support of the proposed small garden size of the new dwelling, the application refers to the gardens of No. 6 (our cottage) and No. 8 as having smaller gardens. Unlike the proposed property, our cottages are small 1 and 2-bed historic cottages with modest footprints but 75-90ft long gardens. They are set back from the other larger dwellings on Star Lane and, along with No.10, sit harmoniously with one another in a row. 3. Privacy/overlooking/light and noise Our cottage (No. 6) is positioned directly to the rear of the site. It is much smaller than the proposed new house which will overlook our house and garden. We are very concerned about the impact it will have on our privacy. The application states that the proposed dwelling will be ‘positioned towards the rear of the site allowing for a sense of openness to be retained when approaching this section of the lane’ and ‘avoid any potential for overlooking, overshadowing.’ The key consideration appears to be the view from Star Lane. The view of, and impact on, those living to the side and rear of the property, which it overlooks, has simply not been considered. The sense of openness will not be retained and given its size and position ‘towards the rear’ and it will both overlook and overshadow our house and garden.

Cllr Mulligan thanked Mr Howe and said that the views would be considered when discussing the application further as an agenda item.

46/23 APOLOGIES AND REASONS FOR ABSENCE – Cllr King - Holiday

47/23 CODE OF CONDUCT

166.1.18 Declaration of Interest in Items on the Agenda

None

166.2.18 Updates to Members Register of Interests

None.

48/23 MINUTES OF MEETING HELD ON 15th March 2023.

The minutes of the meeting held 15th March were signed as a true record.

49/23 MATTERS ARISING FROM THE MINUTES OF MEETING HELD ON 15th March 2023

The Clerk informed the Council that due to the election being uncontested and that there were sufficient candidates to be quorate, the current Council are re-elected without contest. The Council now need to actively co-opt a new member. This will be on the agenda for the meeting in May.

50/23 COMMUNITY ISSUES AND PROJECTS**Community Issues**

Village Events – Coronation – Cllr Hetterley reported that a second meeting was held to plan the events for the Coronation. The event has been split into three sections with residents helping with the organisation. On the 7th May there will be a Coronation family service in the Church 10am – 11 am followed by a fancy dress parade at 12pm. The Children will be escorted from the playing field down to the hall. There will be numerous wardens in place to ensure safety. 12.15 – 3pm The big lunch then 2.25pm – 3.15pm Sports for all at the playing field. A risk assessment has been carried out and insurance cover has been confirmed. There will be also be music. A general clean up will take place after 3pm.

Cllr Hetterley proposed the Parish Council increase the budget to £250. And increase of £50 from the original amount agreed. This was seconded by Cllr Hamilton and unanimously agreed.

Cllr Parson distributed a leaflet with pictures of the King and Queen and the order of service for the Coronation. Cllr Parsons asked the Council to fund the production of this leaflet so it can be distributed around the village inside the Villager. The cost is £131.19. This expenditure was agreed.

Pig Face Day The Clerk said she had been contacted by a person in Northumberland asking if Pig Face was going to be an event this year. Cllr Hamilton said the Church were holding a Church Service at 10am on 15th followed by the Petron Feast. Roger Linley was organising the Pig Face event. The Clerk will pass on Mr Linley's contact details.

Playing Fields Update

The latch on the gate to the children's play area is broken. Cllr Mulligan will source new springs to keep the gate closed.

The trench dug by Western Power is still in a poor state following the work. The Clerk will contact Western Power to request they make good by reurfing the area.

Cllr Hetterley agreed to update the inspection log.

Avening Archives

Fred Venning collated the Avening Archive which is now regularly updated by Jean Chatelaine. This is available to access on the Parish Council Website. Cllr Slater said it is possible that issues over copyright occur in the future and he proposed the Parish Council take ownership of the Archive. This proposal was seconded by Cllr Parsons and unanimously agreed.

51/23 MEMORIAL HALL

Cllr Mulligan reported that he along with Mr Scurfield have entered negotiations with The Athelstan Trust regarding the lease of the memorial hall. A draft head of terms has been sent to their solicitor.

The suggestion is that the Trust take on an interim lease under the current lease terms until all the details can be agreed. The lease with GCC will be suspended, not cancelled, until the full lease with the Athelstan Trust is in place. On the signing of the new lease any agreed rent increase is then backdated to the start of the interim lease .

Both parties are committed to making the lease workable for all concerned.

Cllr Mulligan has also informed the Athelstan Trust for transparency that there is an ongoing issue with the roof, and that the Parish Council will be pursuing this issue with GCC, and the Parish Council will not be in a position to repair the roof imminently.

Cllr Hetterley asked if the Hall needed a PRS music License. The Clerk will enquire with GAPTC.

The Clerk has been contacted by Bionic Energy Agency, who arranged the reduced rate energy contracts. The current contracts are due to end later this year and they are suggesting the Hall is moved to new supplier.

It was agreed that with energy prices falling and the lease due to be renewed it would be better to delay any changes at this stage.

The Clerk will pursue the energy company to install smart meters.

Cllr Bendall raised the issue of the fire door latch being faulty giving access from the outside. He requested that the door be updated. It was agreed that the door is original, and it would be a shame to replace it if was possible to replace the lock. It was agreed that in the first instance he locates a company that can replace the lock.

52/23 TRAFFIC & HIGHWAYS

- i. Tetbury Hill following the meeting last month, the Clerk has had further discussions with the resident ,who has informed her he intends to get resident support in the hope that Highways will take some action regarding the speed of traffic on Tetbury Hill.
The Clerk is meeting with the Highways Manager next month and will raise the issue.
- ii. There have been complaints regarding hedges overgrowing the footpaths. It was agreed that the clerk produce undated letters which will be hand delivered to residents whose hedges are encroaching footpaths.

53/23 FINANCE

- I. The Council agreed the finance report distributed prior to the meeting.
- II. The Payments were approved.
- III. Cllr Hetterley requested a finance meeting. This was agreed for 10th May 2023. At 10am.

55/23 POLICE REPORT

Unavailable.

56/23 PLANNING AND TREE WORKS

Parish Council Concerns regarding CDC Planning Procedures.

The Parish Council are extremely concerned that CDC planning take no heed of the opinions of Parish Councils in the district. Parish Councils go through the process of examining planning applications, speaking to resident to gauge opinions and concerns only to have Parish Council views ignored.

It was suggested that the Parish Council refuse to submit views in future. Cllr Mulligan remarked that although it was frustrating, the Parish Council had a responsibility to the residents to persevere with the process in the hope that things change in the future.

It was agreed to continue to submit the Parish Councils views in the hope of future change of policy.

New Planning Applications

23/00898/FUL - 12 Star Lane - Demolition of existing detached garage. Erection of new detached dwelling with associated works. - The Parish Council discussed at length this application. It was felt it was unsuitable for the area. The Parish Council agreed to strongly object.

23/00775/FUL -11 Tetbury Hill - Erection of a two-storey rear extension - It was felt this application was far too large for the plot and result in overcrowding - Object

23/00574/LBC Jasmine Cottage -14 Woodstock Lane - Requirement to rebuild an existing poor condition retaining concrete block wall to the rear of the property to allow safe access from the existing utility room back door. - Support

23/00552/FUL - 7 West End - Erection of rear single-storey extension, addition of rear dormer, vehicular access, and associated works - Support

23/01235/TCONR - Court Farm Star Lane - T1 Ash - Symptomatic to ash die back, fell to ground level and replant with mixed species hedging. (Same hedging adjacent to tree). - Support

23/00991/FUL - 1 Hampton Hill - Erection of single storey rear extension and creation of wider entrance from highway. – Support the extension – Object to the roller shutter door which are out of character for the area.

Decision Notices

22/00926/FUL - Longtree Barn Tetbury Road - Conversion of a Dutch barn into dwelling - Permitted.

21/02281/FUL - Land Parcel Easting 387517 Northing 198301 Woodstock Lane - Conversion of agricultural barn into dwelling - Permitted.

57/23 COUNCTY COUNCILLOR REPORT

Unavailable due to Purdah

58/23 DISTRICT COUNCILLOR REPORT

Unavailable due to Purdah

59/23 COUNILLORS

- I. Cllr Hamilton reported that the phone box holding the defibrillator was in an extremely poor condition. The Clerk will try to locate a specialist who can renovate the phone box.

60/23 DATE OF NEXT MEETING

The next meeting will be held on Wednesday 17 May 2023 at AGM to start at 7pm followed by the Parish Council meeting at 7.30pm In the Memorial Hall

Annual Parish Meeting - 31st May

The meeting closed at 9.50 pm.

