

ELDERSFIELD PARISH COUNCIL

Minutes of the Meeting of Eldersfield Parish Council held on
Thursday 16th July 2015 at Eldersfield Lawn School, commencing at 7.30 p.m.

Present: A. Davies, Mrs C Powell-Chandler, Mrs S Rush, Mrs R. Willder

In Attendance: -

**Members of the
Public:** 2

The meeting opened with three councillors present whilst the fourth was expected; Council therefore agreed to delay certain agenda matters. The agenda item numbers shown in the minutes below are those appearing in the Agenda whereas the order in which they were dealt with was 4, 7, 1, 2, 3, 5, 6, 8, 9 etc.

1. To elect a Chairman

After a short discussion, Mr Davies offered himself for election as chairman and it was accordingly **RESOLVED** that **Mr Davies be appointed Chairman.**

2. To elect a Vice Chairman

After a short discussion, Mrs Willder offered herself for election as vice-chairman and it was accordingly **RESOLVED** that **Councillor Willder be appointed Vice-Chairman.**

3. Apologies for absence

Apologies were accepted from District Councillor Bronwen Behan.

4. Members' interests

After his election, Cllr Williams declared a personal financial interest in planning applications relating to Planning Application 15/00277/HOU.

5. Adoption of the Minutes of the previous meeting

The Clerk explained that subsequent to circulating draft minutes of the previous minutes, a member of the public had clarified comments which he had made. In the light of that clarification the Clerk had seen fit to amend the draft minutes he had previously circulated; he read out the proposed revised version, which was accepted.

The draft Minutes of the meeting held on Thursday 29th May 2015 and subject to the amendment referred to above were accepted as a true record of that meeting and were signed as such by the Chairman of the meeting.

6. Matters arising

None

7. Cooption

After a short discussion during which it was noted that three members had expressed a willingness to serve as councillors it was **RESOLVED** that **Mr John Keighley, Mr Oliver Williams and Mr Andrew John Etherington be co-opted members of the Council.**

Messrs Keighley and Williams signed the Statutory Declaration of Acceptance of Office in the presence of the Clerk and took their seats as Councillors.

8. Reports from District and County Councillors

Neither the District nor the County Councillor was present and neither had submitted a report.

9. Report from the Police

The police were not represented and no report was available.

10. Public Comment

None

11. Lengthsman

The Chairman welcomed Mr Jeremy Moore as the Council's lengthsman. Mr Moore would undertake miscellaneous work around the parish. Communication with him would be through the Clerk. His costs, initially paid by the Council, would be reimbursed by WCC.

12. Planning

The Clerk reported that correspondence had been received from the applicant in respect of applications 15/00539/HOU and 15/00558/S73 and that he had previously circulated copies of that correspondence and the Council's response.

SUMMARY OF PLANNING DECISIONS SINCE LAST MEETING

15/00423/HOU & 15/00424/LBC Extension to existing link

- Eldersfield Pound, Church Lane, Eldersfield, Worcestershire, GL19 4NP
- Mr S Greener

Approval (full) Planning Householder

15/00521/CLE Use of building as a dwelling house (c3).

- Ploughs End Corse Lawn Gloucester GL19 4LZ
- Mr & Mrs T Gray

Approval (Existing Lawful Use/Dev)

SUMMARY OF PLANNING APPLICATIONS AWAITING DECISION

15/00277/HOU Single storey side and rear extensions.

- The Bungalow, Gadfield Elm, Staunton, Worcestershire, GL19 3PB

15/00539/HOU

Reduction of outbuilding and erection of solar panels

- The Old Forge, Bridgend, Eldersfield, Worcestershire, GL19 4PP

Council's Comments:

We recommend that this application be rejected.

Reason:

The reduction by one third of the existing building is a requirement imposed by the Planning Officer. It is reasonable to assume that this requirement is intended to restore the open space which existed before the building was constructed, an objective which we strongly support. The creation of a pergola within the space intended to be void will necessarily defeat the Planning Officer's intention.

If MHDC is minded to grant approval, we recommend that it do so only under the following conditions:

Roof

The conditions of a previous approval were that the roof should be tiled. The site of this application is in a sensitive area and is clearly visible from the road. The visual impact is high. The requirement that the roof be tiled was well justified.

We are aware of the need for sustainability, including of energy production. We believe that this need must be balanced against other environmental factors including visual intrusion. We consider that the installation of an array of solar panels – on both sides of the roof – would be a severe intrusion into the visual landscape.

Our view is that if solar panels were to be affixed to the roof they would cause significant degradation of the amenity value.

We therefore recommend that if approval is granted it be subject to the condition that no solar shall be erected on the roof.

The Pergola

When the building was initially constructed part of the open space was destroyed. Transforming part of the constructed building into – or replacing part of the building with – a pergola has the effect of opening up part of the lost space.

The application contains no details of the 'simple pergola' for which permission is sought. Pergolas are open constructions and we have no reason to believe that any departure from this standard is intended.

In our view, it is important that the open character of the area on which it is proposed to construct the pergola be retained.

We recommend therefore that if approval is granted it be subject to the condition that at no time in the future shall the pergola be enclosed.

Landscaping

The development is in a sensitive location and the landscaping now in place is in our view insufficient adequately to mitigate the visual impact.

We recommend that if approval is granted it be subject to the acceptance by the applicant of a landscaping plan proposed by MHDC, that a requirement of the plan be that failed plantings be replaced at appropriate times for a period of 5 years, and that implementation of the plan be monitored by MHDC.

Permitted Development

The land has now been subjected to the maximum development which in our view it can bear. The application, if permitted, should be on the condition that permitted development rights are withdrawn.

15/00558/S73 Application to vary condition 4 of Planning Permission 13/01565/HOU to allow use of Tata profile roofing material

- The Old Forge, Bridgend, Eldersfield, Worcestershire, GL19 4PP

15/00841/FUL Proposed barn for the storage of hay, straw and machinery

- Land off Lawn Road, Corse Lawn, Worcestershire

15/00908/HOU Side extension

- Grove Farm Frogsmarsh Corse Lawn Gloucester GL19 4PW

13. BT boxes

It was agreed that, if no parishioner were willing to paint the two kiosks on a voluntary basis (but with reimbursement for materials) the Council should request the Lengthsman to undertake the work.

14. Bank Account Signatories

The Clerk reported that he had made only limited progress. The Council's bankers were Lloyds; he had visited the relevant branch twice, had written to the bank twice and had spent an hour on the telephone to Lloyds 'help' line, the results of which efforts were a refusal by the bank to change the Council's registered address; he had, however, acquired a copy of the relevant Mandate Variation Form for completion by Councillors.

The Clerk advised Council that Lloyds had made to the Council a payment of £47 in respect of compensation for its inefficiency.

15. Corse Lawn Women's Group

It was noted that the CLWG has requested that the Council support its activities of 2014 by making to the Group a grant of £60.24 and it was **RESOLVED** that a grant of **£60.24 be made to the Group.**

Council instructed the Clerk to request the CLWG to make any future requests for grants within 30 days of the end of their financial year.

16. Authorisation of Disbursements

It was **RESOLVED** that the following disbursements be made:

£ 74.60	J L Gabbott
£250.40	HMRC
£60.24	CLWG

17. Correspondence

The following correspondence was noted

Received:

- CALC updates
- MHDC: News Updates
- Local Government Chronicle

18. Future Meetings

It was agreed that the next meeting of the Council be held on 17th September 2015 and the one thereafter on 19th November, both at Eldersfield Lawn School commencing at 7.30 p.m.

19. Other business

The following matters were discussed informally:

- a. trees and hedges were overgrowing the road at Hogg's Pitch; the Clerk was requested to bring this matter to the attention of MHDC with a request that they take appropriate action.
- b. problems were being experienced with traffic moving from Gadbury Bank
- c. the NHS health check visit had been unsuccessful; a note would be issued
- d. the bridge under the M5, currently closed, would open on 31st July

There being no other business, the meeting closed at 9.25 p.m.

JLG
19.7.15