

## **MINUTES OF MEETING OF AVENING PARISH COUNCIL HELD ON WEDNESDAY, 9 MARCH 2005 AT 7.30PM**

The following Councillors were in attendance: Cllr J Parsons (Chairman), Cllr J Catterall, Cllr Mrs G Parsons, Cllr T Slater, and Cllr Mrs C Mitchell. Also present 2 members of the public and Mr Marcus Kitchen, Senior Planner, Cotswold District Council.

**129/04. APOLOGIES** – Cllr J Faulkner, Cllr J Green and Cllr Mrs J Sharpe – all due to family commitments.

**130/04. DECLARATIONS OF INTEREST**  
Cllr Slater declared an interest in the Sale of Land at Sandford Leaze

**131/04. MINUTES OF MINUTES OF THE MEETING HELD ON WEDNESDAY, 9 FEBRUARY 2005**  
Minutes of meeting held on Wednesday, 9 February 2005 were agreed and signed.

**132/04. MATTERS ARISING NOT INCLUDED ON THE AGENDA**  
None

**133/04. MR MARCUS KITCHEN, SENIOR PLANNER, COTSWOLD DISTRICT COUNCIL**  
Mr Kitchen explained the Planning process to Members and gave some pointers on how to consider an application:

- Consider how a particular building will fit into a particular location.
- Does it preserve, enhance and conserve ?
- Is it unsafe or un-neighbourly ?
- It is possible to comment on specific parts of a design and suggest alternatives e.g. remove windows, suggest roof lights or dormer windows.
- Some new build have permitted development rights (allowed to extend or alter up to a certain size) or the Planning Authority can withdraw this.
- All planning is subject to Planning Policy Guidelines (being replaced by Planning Policy Statements) and are included in the Local Plan, Structure Plans and National Planning.
- Those particularly relevant to Cotswold area are –
  - No 1 Sustainable Development
  - No 3 Housing (particularly affordable)
  - No 7 Rural Areas
  - No 15 Historic Environment
- The Planning Portal website gives valuable information as well as PPG's/PPS's:  
<http://www.planningportal.gov.uk/england/government/en/1020432881271.html>
- All Listed Buildings require planning permission.
- An Article 4 Direction can be applied to buildings erected before compulsory planning application that restricts any change that is not in the public interest or may change the character of an area.

Mr Kitchen then talked Members through the decision process in relation to the following applications.

**134/04 PLANNING**  
**134.1/04. New Planning Applications**

CT.2854/G 48 Rectory Lane, Avening

Although Members did not object to the previous application on this site, on reflection, they would agree with CDC's reasons for refusal and feel that they also apply to this current application and specifically it:

"would create a building of a scale which would be overbearing and therefore harmful to the character and appearance of this part of the Avening Conservation Area". In addition, Members objected to the 2 dormer windows in the extension.

CT.2767/J 11 High Street, Avening  
2 Members of the public were in attendance and asked to express their views.

Following discussion the following response was formulated: Members are very concerned about this application and object to it as it conflicts with Avening's Conservation Statement by way of changing the appearance and character of the area. Concerns have also been raised regarding the amount of excavation required. We understand that several residents have also objected to this application and the Parish Council supports their comments, summary attached.

CT.7589/L 11 Spinners Cottages, Longford Mills, Minchinhampton  
Members had no objections.

#### Ledgemoor Valley

Members asked Mr Kitchen if it were possible to preserve the view over the Valley. Mr Kitchen replied that whilst National Government is promoting development, particularly for affordable housing, on land adjacent to sustainable settlement, it was unlikely that approval would be granted outside the main part of the village and within the Conservation Area and AONB. The Local Plan would allow replacement of an existing dwelling that was of the same size but not greater.

### **134.2/04 TREE WORKS**

#### **New Notifications**

CT.CONTR 1804 Blenheim Cottage, Woodstock Lane PERMITTED  
CT.CONTR 1808 Rodways, Point Road – PERMITTED

### **135/04 FINANCE**

#### **135.1/04 Balance at Bank**

The Clerk reported the Balance at the bank £ 14,965.60

*Action: Clerk to investigate options for Savings or Investment Accounts and obtain form for additional signatories to be agreed at the Annual Meeting of the Parish Council.*

#### **135.2/04 Bills for Payment**

The following bills were unanimously approved for payment:

Data Protection Register Entry Renewal	Chq No 539	£ 35.00
Clerk's Salary less Income Tax plus Expenses	Chq No 540	£268.56
Inland Revenue (Income Tax on Clerk's Salary)	Chq No 541	£ 74.80
Bus Shelters Ltd	Chq No 542	£352.50

### **136/04 DEVELOPMENT OF AVENING WEBSITE**

Cllr Slater reported that the new design is nearing completion and would "go live" in the next week. It is hoped that it would continue to evolve with additional advertising, links and pages. Members considered charging £50 per advertisement per year. The PCC is considering a page on the site or building its own site.

### **137/04 ANNUAL PARISH MEETING AND THE ANNUAL MEETING OF THE PARISH COUNCIL**

It was RESOLVED that these Annual Meetings would take place on 11 May 2005 and the details discussed at the next meeting.

### **138/04 LAND AT SANDFORD LEAZE**

This is progressing and it should be completed by the next meeting.

### **139/04 CASUAL VACANCY**

Members RESOLVED to co-opt Mr Christopher Redpath to fill the vacancy.

### **140/04 CORRESPONDENCE FOR ACTION**

GCC – Temporary Road Close, Northfield Road, Tetbury - Noted

Standards Board for England – Code for the Future Consultation - Noted

GCC – Snow Plough Operators Accreditation - Noted

*Action: Clerk to contact GCC to seek solution to non-attendance of Operators to training.*

GCC – Changes in Bus Services - Noted

Avening Youth Club – Parish Council Donation - Noted

CPRE – Bledisloe Cup 2005 - Noted

CDC – Cotswold Spring Clean - March / April 2005 - Noted

GCC – Highway Maintenance Area Parish Council Meetings (Daglingworth – 7 April 2005) – The Clerk would endeavour to attend.

GCC Gloucestershire Structure Plan Third Alteration – Proposed Second Modifications - Noted

**141/04            OUTSTANDING ISSUES**

**Bus Shelters – Hampton Hill and Sandford Leaze**

RESOLVED to proceed with the erection of the bus shelter at Hampton Hill and investigate an alternative manufacturer of a wooden shelter at Sandford Leaze.

*Action: Clerk to contact GCC regarding re-siting of shelter at the top of Sandford Leaze.*

**142/04            DISTRICT COUNCILLOR'S REPORT**

Cllr Parsons advised:

- Council Tax on second homes would be the same as last year and CDC would apply to the GCC for permission to spend the budget allocation against named projects across the District in the coming financial year.
- GCC is giving consideration to refund money spent on projects for the elderly and youth
- Council Tax will increase by 3.5% in the coming financial year.
- The Decision of 90% of all Planning Applications is now delegated to Officers.

**143/04            ANY OTHER BUSINESS**

None

The date of the next Avening Parish Council Planning Meeting will be on

**Wednesday, 13th April 2005**

Commencing with Planning at 7.00 p.m.

Followed by the Main Meeting at 7.30 p.m.

There being no further business the meeting was closed at 9.30 pm