

NORTHLEACH WITH EASTINGTON TOWN COUNCIL

MINUTES OF THE TOWN COUNCIL MEETING HELD ON Thursday 29th November 2012

PRESENT: Cllr N Fletcher (Chairman), Cllr Wellman, Cllr Mrs V Hewer, Cllr Carol Davies, Cllr B Hulcup, Cllr Mrs P Rigby, Cllr G Stock, Cllr D Turner, Cllr N Fisher, Mrs C Crompton (Clerk), Cllr Chris Hancock

1) Martin Hutchings from GRCC talked about the Home Seeker work prior to the meeting

- GRCC has been a registered charity since 1983. Martin is a rural housing enabler who has had a career in affordable housing
- Town Council wants to know more about local housing needs and what can be done. Martin has brought in a list of unidentified people on the housing register and how serious their needs are.
- To start is the Bronze category - person is on the housing register but no real immediate need to move house. There is a significant stock of affordable housing in Northleach i.e. Fortey House.
- Martin is willing to carry out a housing needs survey of Northleach. Survey could establish what is required. With a population of 2000 one would expect a need for affordable houses.
- A survey would show whether there are people in need or whether it's a lack of appropriate houses.
- Martin recently did a survey in Sherborne where lots of the properties are National Trust and rented out so the results were interesting.
- In Northleach there is an amount of affordable houses but not all available and is it enough?
- In terms of a survey they usually get a 30% response but recently results have been up to 50% possibly because of economic climate. Plus if there is good marketing of the survey then there is a good response rate
- A survey can be turned around in a few months. Martin's time is free but they ask for a contribution from us for printing (which is usually about £100) and help in distributing.
- Could supply a ballot type box so completed forms can be sealed and handed in. As this is like a referendum we could use this survey to question on other issues i.e. parking issues or other matters.
- When writing the report, Martin takes into account local house prices, income and earnings, house prices, availability of housing stock etc. to try and put it all into context. It is useful information as it relates to local issues and gives real local information.
- The right to build - Localism has introduced the community right to build which was introduced earlier this year. It allows communities through a referendum to provide local housing or employment provision. Basically as a community we can decide what gets built and where based on what is needed.
- Traditionally affordable housing is provided by local authorities or social housing groups like Bromford. Being in an area of AONB and Conservation area does not prevent development but can make it harder for developers to do so.
- Are all affordable houses full in Northleach? Martin will check this out for the Town Council. Councillors commented that currently people are being offered houses that are not always from Northleach. Within local Cotswold plan there is the opportunity to grant land to be available for affordable houses.
- If Town Council want affordable houses or market houses in a particular area what do they need to do? Bromford have no grant funding at the moment but other people such as Cottsway Housing, Cirencester Housing Society, Gloucester Rural Housing Association, The Guinness Trust and other people could be interested in helping. Martin will make enquiries about GCC's plans for the Bassett Road field.
- It was agreed that the Town Council needed to consider Martin's comments at the next Town Council meeting in January. Then they could decide what steps to take, whether to conduct a survey and which other questions could be included on it.
- Chairman Neil Fletcher thanked Martin for his time and advice on behalf of the Town Council

Cllr McKenzie and Vernon Smith "Highways Champion" will address the meeting.

- Unfortunately Vernon is County Councillor for Tewkesbury so has been a little busy over the last few weeks with all the floods and will not be attending tonight.
- Cllr McKenzie has been asked to check out the traffic lights again

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- She has been asked to chase Pulhams who are still dropping off where they should not. They are saying that it is caused by poor parking in the Market Place. Today a double decker bus came into Northleach from the East End of town and was able to park on the road at the bus stop.
- County Councillors have been given a £10K fund with Highways and they want to know how we would like to spend it. Cllr McKenzie cannot promise who will get parts of this fund but needs people to feedback ideas. Some of the suggestions so far include a new village sign, white gates etc. We need to go back to her with ideas. Highways have suggested new bollards at War memorial could be part of this.
- Pot holes. Highways are now doing more of this and they are now filling in more holes than just the ones that have been highlighted. The Atkins contract is not yet over but this is a really good way to overcome some of the costly methods currently used.
- Cllr Mackenzie is going to push Highways about the 2 junctions (Puesdown and East End) that Town Council have been going on about for 6 months and which are now really urgent.
- Cllr Hulcup asked Cllr Mackenzie a number of questions regarding the purpose of the fund and why the money is there. The £10k is coming out of the money that Highways was given because the County Councillors don't believe that it is getting to the places that need it soonest. Cllr Mackenzie believes that there are gaps and places which need this money.
- Cllr Wellman - What is your view on the Incinerator? Cllr McKenzie responded saying that there are more bad fumes emitted from fires on Bonfire nights than 1 years' worth of the incinerator. We have to sort our rubbish as its going out of control. In addition there was talk on placing solar panels on schools but she has highlighted issues with freeholds, selling of schools etc. Cllr Mackenzie is standing down at the next election and the Town Council thanked her for her help and wished her well.

145/12		<p>Public Question Time (2) - Standing Order 22 refers The Chairman shall have discretion to limit to twenty minutes the time set aside to receive statements from the public, and to limit to three minutes the time available for any one member of the public to deliver their statement. There were no public questions</p>	
146/12		<p>Apologies and Reasons for Absence Cllr N Blades, Cllr Roberts</p>	Verbal
147/12	Resolved	<p>Acceptance and signing of Minutes of the Council Meeting held on 25th October 2012 The minutes were resolved to be a true and accurate reflection of the meeting.</p>	Attached
148/12		<p>Declaration of Interests None declared</p>	Verbal
149/12	<p style="text-align: center;">149.1/12</p> <p style="text-align: center;">Action 149.2/12</p> <p style="text-align: center;">Action 149.3/12</p>	<p>To Discuss any Matters Arising from the above Minutes not included on the Agenda</p> <ul style="list-style-type: none"> • Action Point update was discussed. In relation to the housing development plan, the party potentially interested in Fortey House would prefer to follow our lead rather than meet with Bromford direct. Bromford are waiting for a response from him but he is not in a position to respond. Cllr Fisher suggested that members of the Town Council meet with Bromford in the near future. The Town Council have said that Northleach needs affordable housing and we expect that Bromford will want to sell to someone rather than develop. We want to be able to talk to them. • Clerk to organise a private meeting with Bromford • Status of Housing development plan. This is almost completed and will be sent to Chris Vickery next week. • Clerk to complete final documents, forward to the Town Council and Chris Vickery and create a display in the Westwoods Foyer • Deregistration update. The Town Council will have to re-register. It is expected that our re-registration will be accepted and that the 	<p>Attached</p> <p>Verbal</p> <p>Verbal</p>

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	<p>Action</p> <p>149.4/12</p> <p>149.5/12</p>	<p>option to tax will be transferred to the new VAT number. This episode has been a genuine mistake and this has been explained to HMRC.</p> <ul style="list-style-type: none"> • Clerk to complete forms and may need assistance as they are complex • Administration Assistant position. Nicola has handed in her notice and will leave this week. It was agreed that administrative support is necessary and it was resolved to recruit a new assistant. • Clerk to review job description and advertise role as soon as possible. 	
150/12	<p>150.1/12</p> <p>150.2/12</p> <p>150.3/12</p> <p>150.4/12</p>	<p>County and District Councillors' Reports</p> <ul style="list-style-type: none"> • Cllr Mackenzie gave her report above prior to the meeting • Cllr Hancock's report – he is to be locked up in the Old Prison this weekend to raise money for the campaign • The culvert was last cleaned in 2007 (which cost £30k) and so Cllr Hancock has asked for them to look at the culverts under Eastington Road • The blocked sewers under Doctors Lane were investigated last week 	Verbal
151/12	151.1/12	<p>Police Report</p> <p>No police present</p>	Verbal
152/12		Finance	
153/12	<p>153.1/12</p> <p>153.2/12</p>	<p>To Receive a Report from the Chairman of the Finance Committee</p> <ul style="list-style-type: none"> • Precept was discussed and an initial suggestion of 50% increase was agreed to be too much. The Committee suggested a 15% increase which would equate to a D band house going from £69.49 to £79.41. • We cannot guarantee that our current incomes will stay stable and indeed some are already falling. The Town Council made a unanimous decision to increase the Precept and final figure will be agreed in January once all the information is considered. Last year the Town Council was asked to contribute to salting and this year its flooding. More and more items are being distributed out from district and county authorities 	Verbal
	153.3/12	<p>To Approve Bills for Payment for November 2012</p> <ul style="list-style-type: none"> • It was agreed to pay the presented bills 	Attached
	<p>153.4/12</p> <p>Resolved</p> <p>Action</p> <p>153.5/12</p> <p>Resolved</p> <p>Action</p>	<p>Consider donation requests</p> <ul style="list-style-type: none"> • North Cotswold Food Bank – have requested £250 for new warehouse. Cllr Hewer would like to see provide a chilling facility for more perishable foods in the future but they have not requested this. • Resolved to donate £250 Cllr Fletcher proposed and Cllr Wellman seconded. The motion was carried • Clerk to write a letter and get a cheque raised • Fosse Lions Defibrillator Appeal – this particular machine needs monthly maintenance and Fire station is prepared to do it. The Council would prefer to have the machine in the Market Place perhaps on the bus shelter or by the town sign. The Council are willing to give a donation of £500 to the Fosse lions but would strongly like them to reconsider the location. The Town Council firmly believe that the Market Place is more central and heavily populated. • It was resolved to award a grant of £500 for this piece of life saving equipment. Cllr Rigby proposed and Cllr Hulcup seconded the motion • Clerk to write a letter explaining the above location suggestions 	Attached Attached

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		and get a cheque raised	
154/12	154.1/12 154.2/12	Planning and Tree Works <ul style="list-style-type: none"> Retrospective planning application for Long Garden House has been submitted with mixed comments Cat's Abbey wind turbine has now gone up 	
	154.3/12	To Receive a Report from the Chairman of the Planning Committee Nothing else to report	Verbal
	154.4/12	Plus any other urgent items received since publication of the agenda	
155/12		Property and Premises Maintenance Committee	
	155.1/12	To receive a report from the Chairman <ul style="list-style-type: none"> No current issues 	Verbal
156/12		Westwoods Committee	
	156.1/12	To Receive a Report from the Chairman of the Westwoods Committee <ul style="list-style-type: none"> Cllr Blades was not present but the Clerk reported that there are no urgent current issues to report 	Verbal
157/12	157.1/12 Action 157.2/12 157.3/12	Working Groups, Projects and Reports <ul style="list-style-type: none"> Resilience and Contingency – we have a working group (Cllr Davies, Cllr Turner and Cllr Stock) and they need to meet soon. The heavy rains last week highlighted some issues and caused damage at the club. Contingency Group to meet in the next 2 months A number of filled sacks have been left around town. A number of empty sacks were left at the Westwoods and these all disappeared one night but no sand was taken. Contingency group need to look at getting some polypropylene bags from now on as they are stronger and can be filled in advance. The Christmas tree has been ordered and will be erected on Monday 3rd and the lights will be switched on by school at 3.30pm. Cllr Fletcher will be telling the children a story. 	Verbal
158/12	158.1/12 158.2/12	Chairman's Report <ul style="list-style-type: none"> At least ten letters of complaint and comment have been received about developments on the field from Antelope Paddock to the Church. Cllr Fletcher has written back to the residents to say that the Town Council agreed that they do not want to see housing development in that location. However parking is an issue and the Council have suggested a car park on that site would be useful. 	Verbal
159/12	159.1/12 Action 159.2/12 Action 159.3/12 Action	Correspondence <ul style="list-style-type: none"> There has been a further letter regarding the rubbish at the rear of Londis. It was suggested that Londis have a fenced off area at the side by the planters to store the rubbish. They are currently leaving the rubbish on the Highway and this needs to be moved to the side so it does not obstruct the road. Cllr Fletcher will go back in and speak to Leigh Letter regarding the relocation of the dog bin at the bottom of Guggle Lane with Back Lane. Cllr Turner explained that this is one of the most used dog bins in town and the Mays Crescent one is hardly used. We can ask CDC to empty it more regularly or ask them to provide a lockable bin or nonreturnable bin because of the nuisance value. Clerk to contact CDC about the dog bin Precept letter. We need to respond by end of December stating what we think the Town Council will be requesting for to help them set tax base. This does not need to be the final figure. Clerk to submit proposed 15% increase figure. 	Circulated

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	159.4/12	<ul style="list-style-type: none"> Northleach Steam and Vintage Show – members had no objection to such an event as it would be on private land. They just asked to be kept informed of progress and impacts on parking and Highways 	
160/12		Plus Any Other Urgent items received since publication of the agenda	
	160.1/12 160.2/12 Action 160.3/12	<ul style="list-style-type: none"> Broadband announcement today in which they have announced the supplier. It was proposed that the Town Council sponsor Cllr Hancock to remain in the cells for 24 hours. The figure of £100 was proposed and agreed unanimously Clerk to write a letter and raise a cheque for £100 Gas to Northleach. Cllr Hulcup is investigating this and the cost depends on how many properties would be interested. The nearest pipe is Bourton on the Water and perhaps this could be considered further and in conjunction with any new developments. 	
161/12		Any Other Business Town Council drinks on Friday 21 st December at 7.30pm	
162/12		Date and Time of Next Meeting – Thursday 24th January 2013 (please note there is no meeting Town Council meeting in December)	

There being no further business the meeting closed at 10.15 pm