

NORTHLEACH WITH EASTINGTON TOWN COUNCIL

MINUTES OF THE TOWN COUNCIL MEETING HELD

ON Thursday 31st July 2014

PRESENT: Cllr Mrs V. Hewer (Chairman) Cllr Wellman (Vice Chair), Cllr B Hulcup, Cllr Mrs P Rigby, Cllr G Stock, Cllr Davies, Cllr Chilton, Cllr Mills, Cllr Colton, Mrs C Crompton (Clerk) and 8 members of the public,

1.		Apologies were received from Cllr Blades, Cllr Hodgkinson, Cllr Hancock and Cllr Fisher
2.		No interests were declared.
		PUBLIC PARTICIPATION
3.	3.1	<ul style="list-style-type: none"> • Neil Fletcher, suggested that Council would gain by having a central location including tourist information. Perhaps Council could lease, renovate façade and rent out the much discussed Dover House. Neil has contacted Bobbi Fowler who liked the idea and he said Council would inform her of their decision
	3.2	<ul style="list-style-type: none"> • Cllr Hewer asked Neil to outline financially how this would work?
	3.3	<ul style="list-style-type: none"> • Neil, if Council was agreeable then discussions could begin, the actual building appears sound and there are some superficial repairs needed.
	3.4	<ul style="list-style-type: none"> • Michael Foote, had a question in 3 parts regards the Bassett Road land.
	3.5	<ul style="list-style-type: none"> • 1) Could the Chair confirm what arrangements the Council have made in establishing the Procedures and Protocols to be used by GCC when they sell the land at Bassett Road to a developer?
	3.6	<ul style="list-style-type: none"> • 2) Could the Chair confirm that they intend to establish a joint venture with The Farmington Trust Ltd in trying to purchase the development land at Bassett Road and to this end how do the Council propose to establish themselves as a GCC Preferred Bidder under Due Diligence scheduling?
	3.7	<ul style="list-style-type: none"> • 3) Could the Chair confirm that the Council together with its partners understands Due Diligence scheduling?
	3.8	<ul style="list-style-type: none"> • Cllr Hewer explained that she will shortly be covering some of these points in the NDP update.
	3.9	<ul style="list-style-type: none"> • Michael Foote, under due diligence, he has found through enquiries that any Trust will have to go through procedural vetting to become a preferred supplier. In this case due diligence would ensure no fraudulent activity exists.
	3.10	<ul style="list-style-type: none"> • Cllr Rigby asked Mr Foote to clarify
	3.11	<ul style="list-style-type: none"> • Michael Foote, concerned that if we don't get our act together as a Town then the town will be poorer for it. Thinks we will end up with more affordable houses if the planning application goes through.
	3.12	<ul style="list-style-type: none"> • Cllr Hewer, Harris Manchester College have put the proposal in and we have not heard from GCC yet so no idea yet about scheduling etc.
	3.13	<ul style="list-style-type: none"> • Cllr Hewer said we are legally allowed to approach GCC in this manner. Harris Manchester has said they are willing to pay the market value if possible.
	3.14	<ul style="list-style-type: none"> • Michael Foote, his concern is that the best is done for Northleach
4.	4.1	<p>A report was received from the District Councillor Chris Hancock</p> <p><u>Bassett Rd planning objection</u></p> <p>You will all have seen the TC objection. A huge amount of work was put into that by Pauline for whose input we must all be grateful. I have also prepared a substantial commentary which you will no doubt have. I am sorry I cannot be at the committee meeting to present that but hope that as many of you as can will attend and ensure that there are sufficient of you to speak to cover all of the necessary points in the time to be allotted to you.</p>
	4.2	<p><u>Recent localised flooding</u></p> <p>It is apparent from the recent storm that a number of gullies require maintenance and that this has been neglected by GCC. I have discussed this with Laurence King at CDC and identified to him a number of offending gullies. He has undertaken to take this up with GCC and report back and is very much "on the case".</p>
	4.3	<p><u>Sewage treatment</u></p> <p>You may recall that Thames Water promised a report on the capacity of the sewage treatment plan, initially in April and then delayed until July. I have been chasing that and have been told that it has been again delayed. I was promised an update and explanation of what was happening and the reason for the delay by 25 July. I have chased that but have received no response.</p>
	4.4	<p><u>Neighbourhood Development Plan</u></p>

NORTHLEACH WITH EASTINGTON TOWN COUNCIL

		We have completed the last of our open days. Thanks go to all those who have given time to assist with these. Completed surveys are coming in. Roughly 200 to date. Our consultants have been impressed with our progress. We shall have a meeting of the core steering group members at the end of August to begin to look at the data collected and will then have a core group meeting with rCOH in early September. Following from that we should in essence have completed the State of the Parish report and be able to start moving towards focus group workshops and the development of draft policies.
	4.5	PC Jason Page. May to July crime statistics year on year, 17 reports last year and 2 this year.
MATTERS FOR DECISION		
5.	Resolution	The minutes were RESOLVED to be a true and accurate reflection of the Council Meeting held on 19 th June 2014
6.	6.1 Action 6.2	The Clerks Report including Action Point Update was discussed <ul style="list-style-type: none"> • The Planning Committee meeting on 13th August was discussed, a few names have come forward and the Council and objectors will get together to plan the meeting • Clerk to liaise with group next week • Councillors discussed the movement of meetings to Wednesdays. It was agreed to have them on Wednesday for the next few meetings and review in New Year
7.	7.1 Resolution Action 7.2	Financial Matters <ul style="list-style-type: none"> • It was unanimously RESOLVED to pay the payments presented • Clerk to pay the bills presented • To note receipts and payments and note Financial statement to date
8.	8.1 8.1.1 8.1.2 Action Action 8.1.3 8.1.4	Town Development To consider Council's ideas for Section 106 monies to be requested from CDC and agree the following resolution: <ul style="list-style-type: none"> • Councillors did not reach a conclusion on agreeing Section 106 monies from future development in the Parish • However need to submit suggestions with figures for the Bassett Road development by 1st August (tomorrow). It was agreed to draw up a list for this site including play area and MUGA details based on list from Cllr Stock and then meet with Astrid from CDC for advice to draw up a Town list. • Clerk to submit a Section 106 list for Bassett Road on 1st August • Cllr Stock, Cllr Hewer and Clerk to meet with Astrid regards 106. • Section 106 and the CIL was discussed. The latter will supersede the first. • Cllr Stock explained that CDC negotiates a levy which will be fed back into the community. There is a 10% fixed amount which will rise to 15% once we have an NDP in place.
	8.2 8.2.1 Resolution	Resolutions to be considered for the Play area: <ul style="list-style-type: none"> • The Town Council supports the provision of new play equipment in the KGV Playing Field as a priority. • It was unanimously RESOLVED to support the resolution
	8.3 8.3.1 8.3.2 Action	To consider list of Highways priorities to benefit from Cllr Hodgkinson fund. <ul style="list-style-type: none"> • The continuation of double yellow lines in the Market Place and Cotteswold House is considered the priority and Highways to liaise so we know where it is going • The erosion of the kerbing at West End should have been finished at the time and was not requested from us, this work should be completed at their cost • Clerk to inform Cllr Hodgkinson about Council's decisions
9.	9.1 9.2 9.3 9.4 Action	The revised Planning application for Bassett Road field was reviewed Councillors feel that the changes do not respond to any of the main points we highlighted in our initial objection <ul style="list-style-type: none"> • The density of houses is now increased as there is increased amenity space and the addition of a balancing pond • Some houses now only have 1 parking place • There is now a balancing pond and who will maintain this and is it in the correct place? • More amenity space have been created which means less parking and smaller gardens and again who will maintain this common land? • Clerk to submit a further objection next week
MATTERS FOR INFORMATION		

NORTHLEACH WITH EASTINGTON TOWN COUNCIL

10.	<p>10.1</p> <p>Action</p> <p>10.2</p> <p>10.3</p> <p>10.4</p> <p>10.5</p> <p>10.6</p> <p>Action</p>	<p>Update from Cllr Hewer about the NDP progress</p> <ul style="list-style-type: none"> • Visit to Gloucester Diocese about the land opposite the school. They have no plans to develop it at present and were interested in supporting the school. They may consider putting an informal car park or turning circle. Councillors were interested in the proposals and asked whether Richard Wills had been approached about the land behind the school and whether it could be available for development • Clerk to write a letter to Richard Wills • Cllr Hewer read a report about her meeting with GCC about Bassett Road land. (see attached document) On 25th June George Hudson and I went to Shire Hall in Gloucester to meet with Andrew McCartney but he was held up and we met Neil Corbett and Mark Porter together with Paul Hodgkinson. • Initially we discussed the land which they owned but which was not currently intended for building. They currently have no plans for this land but would not rule out some industrial use • George put forward a proposal that Harris Manchester College, Oxford would be prepared to make an offer for the land on which they proposed to get planning permission for 50 houses and sell on to a developer. The proposal is to buy the land at best market value with planning permission and George had sort advice which suggested that GCC would be in a position to regard this type of sale as realistic. • Both men seemed not displeased by the proposal indicating that it would be put to the powers that be for discussion. I understood that a sale which could happen without delay would aid their targets of achieving incoming funds. • Two weeks after this meeting GCC requested copies of the Town Council's Resolution to back these proposals which were duly sent. A further two weeks have now passed and nothing more has been received from GCC. • Following the survey submissions, Cllr Rigby and Clerk will meet to pick the winner of the £50 prize.
11.		Meetings have been changed to Wednesdays for the next few months and it will be reviewed in the New Year
12.		The Clerk gave an update on the exclusion of Any Other Business
13.	<p>13.1</p> <p>13.2</p> <p>13.3</p>	<p>The Councillors discussed Neil Fletcher's proposal for Dover House.</p> <ul style="list-style-type: none"> • It sounds like an idea to spruce up the building. Potentially the building would be repaired (not sure who pays for this)and there could be a potential for a business centre) • The building is listed and something needs to be done with it but is it the Council's job. • Councillors agreed that in principle they would be interested in hearing more or seeing a survey done but cannot commit at this point to looking at it this year.
14.	<p>14.1</p> <p>14.2</p>	<ul style="list-style-type: none"> • Cllr Rigby gave an update on the play areas. We have had 3 quotes in and started to identify discuss potential sources of funding • Cllr Mills gave an update on the MUGA. There has been a positive response about Active Lives fund and Sports lottery, Youth Club trustees and also Farmington Trust. We have been refining the MUGA details and making good progress. Currently pulling together some prices and quotes
15.	<p>15.1</p> <p>15.2</p> <p>15.3</p> <p>Action</p>	<p>Matters to be passed to the Clerk for action and Future Agenda Items - no Decisions can be taken under this Item</p> <ul style="list-style-type: none"> • Cllr Mills – is there any way we can ask CDC to reduce the number of houses allocated to us? If they have over delivered elsewhere, can we plant the seed? • This was considered unlikely but CDC recently reviewed the housing supply and this may have an impact • Cllr Chilton wants to highlight people encroaching onto Walton Wood • Clerk to inform CDC
16.		Date and Time of Next Meeting – WEDNESDAY 24th September, 7pm at the Westwoods
		The Town Council meeting will then be closed to the public
		PART TWO – CONFIDENTIAL
		Confidential items in respect of which a resolution may be passed in accordance with the Public Bodies (Admission to Meetings) Act 1960 excluding the press and public. Confidential matter for discussion
16.		To consider Casual Vacancy information

NORTHLEACH WITH EASTINGTON TOWN COUNCIL

There being no further business the meeting closed at 10 pm