

Cowley (& Birdlip) Parish Council

Clerk: Mrs. E. Lavington | 07941258052 | cowleypc@hotmail.co.uk

MINUTES

Minutes of the Meeting of the Parish Council on Wednesday 18th September 2019 at Deer Park Guide HQ Cowley at 7.30pm.

Present: Cllrs. Julian Lavington, Paul Vogel, Eileen McKay, David Metcalf, Peter Ritchie, Tim Knox and Linda Dawson

1. Apologies

No apologies

2. Minutes of last meeting.

The minutes of the Parish Council meeting held on 21st August 2019 were agreed and signed.

3. Declarations of Interest

None

4. Matters arising not included as an agenda item

Cllr Lavington advised that it was time to promote the Grants and Donations for 2020.

The concrete slab for the commemorative bench in Birdlip cannot be laid by volunteers as there are fibre and possibly other mains cables within the vicinity. Clerk to obtain quotes from insured contactors.

It was noted that the right hand footpath on the road towards the A417 is over grown – Clerk will contact Gloucestershire Highways to report.

Parking issues Cowley – Clerk to obtain quotes for traffic cones.

5. Dog Waste Bins Cowley and Birdlip

Clerk has contacted CDC to replace the dog bin in Birdlip.

6. Grass Verge Birdlip Sub Committee

The Clerk had contacted Gloucestershire Highways who are looking into the possibility of the Parish Council replacing the direction signs with a more suitable Finger Post Sign.

7. Bus Shelters and Defibrillators: To note that the three bus shelters, defibrillators and kiosks have been inspected since last meeting. The kiosk in Birdlip needs a repaint – Clerk to obtain quotes.

8. A417 Update

Cllr Lavington reported that Highways England had announce that the Secretary of State for Transport has confirmed the A417 Missing Link scheme can proceed to a Development Consent Order (DCO) planning application. Before the application can be considered, Highways England will be consulting on further design aspects of the proposed scheme. A series of Public consultations will take place.

9. Winter Maintenance Planning

Cllr Metcalf confirmed as Snow Warden for Birdlip. Cllr Knox Confirmed Ed Williams remains Snow Warden for Cowley.

10. Planning:

Ref. No: 19/02982/FUL | Erection of a link detached garage with annex at first floor. - The Haven Birdlip Gloucester Gloucestershire GL4 8JH

The Parish Council objects to this application based on the style of design and materials proposed and the overall size relative to the main house. The property is in a prominent location on the Main Street through the village. Whilst this street has a mixture of ages and styles they are mainly 18th or 19th century. This application which consists of red brick and a glass walkway is in a contemporary style and is not considered to compliment the style of the existing properties in the main village street. The Parish Council believes an annex with a double garage should appear to be subservient to the main building. The proposal has the appearance of a separate large property which is not complimentary to the main property.

Ref. No: 19/02997/FUL and Ref. No: 19/02998/LBC Ground floor and lower ground floor extensions, new garden store, creation of parking provision, garden terracing, installation of gas tank, works to boundary wall, internal and external alterations to the property. - The Lodge Birdlip Cheltenham Gloucestershire GL4 8JN

The Parish Council supported the original application and also supports this revised application. The Parish Council has noted that the applicant had made a considerable investment with no expense spared to preserve and make habitable this once derelict listed building with only minor adjustments being proposed to enable the building capable of meeting modern standards expected in a residential dwelling. The PC urges most strongly for both the planning and listed building officers to support this revised application without further delay or they fear this rare building will be lost.

Ref. No: 19/03156/FUL New agricultural barn to replace existing stables. at Land and Stable North West Of Willow House Cowley Gloucestershire.

The Parish does not support this application by virtue of its location, size, scale and design, and believes the proposed development would harm the character and appearance of the AONB. The application site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). The requirement for an 'agricultural barn' to support one agricultural field (on a steep slope) measuring 140m x 100m is questionable, and again raises the question as to whether the scale is proportional to the actual requirement. It is felt that the 30% increase in floor space is unjustified, when consideration is taken into the size of agricultural land the site is on.

The 30% increase in floor space, has a knock-on effect on the height and scale of the proposed barn, making it look disproportional to the site. Of note the previous application (17/04406/FUL) proposed a 15% reduction in floor space, was refused on the basis of location, size, scale and design. By virtue of where it sits, on a raised bank above the lane, it would not enhance the appearance as you go up and down the lane. The harm caused would outweigh the (unknown and questionable) economic benefits of this LARGE 'agricultural barn'.

Willow House Cowley – Possible breach of planning regulations - Excavation of track through field in valley.

Cllr Knox and Cllr Lavington had been contacted regarding a Zig Zag drive which had been cut into the hillside opposite Willow House in Cowley. Cllr Lavington confirmed the situation is being investigated by the planning department.

Response to Parish Council regarding 19/01871/FUL High Green Farm Birdlip Gloucester Gloucestershire GL4 8JH - Erection of four dwellings, with associated access and landscaping.

The Parish Council notes the applicants response to the Parish Council's original reasons for objection and comments on these as follows:

The applicant fails to consider the extra traffic caused by the residents in the new properties and construction traffic whilst the village is suffering from extreme rat-run traffic caused by congestion on the A417.

The Parish Council also believes that there are inadequate parking facilities relative to the size of the property and that only 2 visitors parking spaces are not enough. The Parish Council would like the Planning Officer to note the lack of safe public parking in the area and that the development could result in further parking close to the school or in the Church car park.

If the Planning Committee permits this application the Parish Council asks that the following conditions are imposed:

www.cowleyandbirdlipcc.org.uk

Construction only between the hours of 9 am and to 5 pm Monday to Friday due to noise for residents and the safety of children attending the nearby school.

The proposed Access to the applicants field is to be for agricultural purposes only.

The Access to adjacent fields to be preserved so that other landowners are not land-locked by the development.

The area of brown field storage that will remain after the development is completed is to be remediated and returned to agricultural use. The Clerk to submit comments to the planning officer.

11. Finance

- a) **Bank Reconciliation** Cllr McKay to check
- b) **To adopt New Financial Regulations September 2019** Adopted
- c) **To agree the Clerk's pay and expenses and issue cheque** to include registration payment to ICO for Data Protection Certificate £40. £195.00 and £62.95

12. To take any questions from the public.

None

13. Items for the next agenda Budget Update

14. Date of meeting Wednesday 16th October 2019 – St Mary's Church Birdlip

The meeting closed at 8.24pm

Signed..... Date.....

