

Cowley (& Birdlip) Parish Council

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

MINUTES

Minutes of the Virtual Meeting of the Parish Council on Wednesday 16th December 2020 – at 7.30pm

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

- 1. Apologies** Cllr Paul Vogel
- 2. Declarations of Interest** None
- 3. Minutes of last meeting.**

Minutes of virtual meetings held on 28th October 2020 were agreed and signed.

- 4. Matters Arising not included as an agenda item.**

Clerk had received complaints from Birdlip residents regarding unwanted items left in the bus shelter. The Clerk has cleared these items and it was agreed a sign was to be put in the bus shelter to prevent this happening again.

Neighbourhood Plan, Clerk to ask Cllr Judd if any further consideration had been made to a Ward Plan.

- 5. Bus Shelters & defibrillators:** To note that the 3 bus shelters, defibrillators and kiosks have been inspected since the last meeting. Noted.

- 6. Planning:**

Ref. No: 20/04056/FUL Full Application for Construction of new Cotswold stone boundary wall to front of property (retrospective) at Skyfall House Birdlip Gloucester Gloucestershire GL4 8JH

Objection The Parish Council objects to this application for the following reasons:

- a) The appearance and design of development and materials proposed is not in keeping with the vernacular of boundary walls seen in the Cotswolds AONB
- b) The impact of traffic, road access, highway safety, parking are cause for concern particularly health and safety issues caused by the construction over the boundary line increasing the hazard to pedestrians from close proximity to traffic and the increased height of the wall which could affect visibility and increase the hazard to traffic from vehicles exiting the property.

The Parish Council asks the Authority to note that as a retrospective application the plans and photographs do not appear to match the current 'as built' status which includes the construction of a separate timber structure.

For information the Parish Council has also considered the following comments from Birdlip residents:

1. The application shows a wall and does not include a separate structure (believed to be a log-store) that has been already been constructed adjacent to the wall.
2. The plans and photographs submitted in the application are not current and do not represent what has been constructed i.e. the 'log store'
3. The appearance of the wall is not in keeping with the vernacular design of boundary walls in the Cotswolds.
4. The external face is vertical, not gently raking back which is a significant health and safety risk given the narrow pavement and the proximity of fast traffic on the busy B4070.

5. The coping is a timber box, not large stones set vertically across the full wall width or vertical stones set each side with cement infill. Cotswold walls are never coped with timber. This is said to be a “temporary” structure but it is noted that it has already been in situ for some six plus months.

4. During construction it was not noticed whether there were ties installed between the concrete blockwork backing structure and the natural stone outer face. This presents a very significant risk to third parties on the adjacent footway and busy through road should the outer face collapse which is possible as water collects behind -- the water can only egress through the front face because the backing structure is solid, dense blockwork and therefore impermeable.

5. The submitted drawings are incorrect in a number of respects:

- a. The 'as built' structure is higher than drawn.
- b. A timber structure (log store) has been erected behind the wall at its southern end which is not drawn
- c. Vegetation growing out of the coping box is not included.

6. The wall appears to have been partly built on the Highway which is relevant to the Health and Safety of pedestrians on a footway which is already narrow and less than the Design Code for this type of highway at this location.

7. The height of the stone element of the wall alone appears to intercept the vehicular visibility line for egress from the property and this is made significantly worse by the coping timber box. This represents a significant hazard and risk. It is requested that the planning authority check that the 'as built' wall does not impede the vehicular access splays specified when planning consent for a vehicular entrance was originally granted.

7. Finance:

a) To agree the Clerk's pay and record that cheques had been issued for October £156.32 and £16.00, November £156.32 and £16.00 & December £156.32 and £16.00

b) PATA Payroll services £23.25

8. To take any questions from the public none

9. Items for the next agenda Agree budget/Precept and Charitable Donations

10. Date of next meeting Wednesday 20th January 2020

The meeting closed at 8.05pm

Signed.....

Date.....