

# Badgeworth Parish Council

Clerk: Mrs. H. Jones | 07840073143 | badgeworthpc@outlook.com

## MINUTES

Minutes of a Meeting of the Parish Council held on 12<sup>th</sup> September 2023 at Badgeworth Village Hall at 7.00pm.

### Present:

Cllrs. Cottell (Chair), Marshall (vice Chair), Cooper, Haines MBE, Howe, Jones, Mc Donald (arr. 7.30), McKay, Sekhar (co-opted item 3)

Clerk: Mrs. H Jones

Borough & County Councillor Robert Vines

40+ residents who spoke about a planning application.

### Note – the sequencing of the agenda was changed.

- Item 3. Co-option to Badgeworth ward was discussed and agreed between item 7 & 8.
- Item 7(d) 23/00709/FUL was discussed, and a decision agreed between item 4 & 5.

1. **Apologies** – there were none.

### 2. Declaration of Interest & dispensation requests.

- Cllr Cottell declared an interest in item 10(b) Badgeworth Village Hall Management Committee
- Cllr Jones declared an interest in item 7(d) planning application 23/00708/FUL.
- Cllr McKay declared an interest in item 10(c) Allotments.

### 3. To consider Co-options to the Badgeworth Ward of the Parish Council

Yogish Sekhar came forward for co-option onto the Parish Council and was confirmed as eligible. It was noted that there was a duty on the PC to co-opt to fill the vacancies from the May 2023 elections. It was agreed unanimously that Yogish would be co-opted as a Member for the Badgeworth Ward, and he took his place on the Parish Council.

4. **The minutes of the meeting** held on 13<sup>th</sup> July 2023 were agreed and signed.

#### Matters Arising not included as an agenda item.

- **Allotments** – a new tenant has moved onto a vacant plot. Another plot is now vacant and can be split into 2 if necessary.
- **Defibrillator payments** – thanks have been received from both recipients.
- **Banking** – Cllr Jones now sorted. Still some administrative problems to overcome to get other Councillors access resolved.

5. **County and Borough Councillor** Robert Vines reported on recent activities at both Councils.

### 6. Finance & Insurance

- a) **External Audit 22/23** –the report of the External Auditor (PKF) was received which states that ‘no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met’. Other matters relate to the report provided by the Independent Internal Auditor.
- b) **Agreed previously authorised payments made since last meeting.** (Proposed Cllr Cooper, seconded Cllr Jones)

Payee	Details	Date of	Amount	VAT	TOTAL
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		invoice	(ex VAT) £	£	£
Greenfields	Grass cutting (July)	31/7/23	350	70	420

c) **Authorised payments for the following:** (proposed Cllr Cooper, seconded Cllr Jones)

Payee	Details	Date of invoice	Amount (ex VAT) £	VAT £	TOTAL £
GAPTC	Being a Better Councillor training part 1	23/8/23	25	0	25
Greenfields	Grass cutting	30/8/23	280	56	336
PKF Littlejohn	External Audit fee	27/8/23	210	42	252
Clerk	Expenses: SEPTEMBER 23	29/8/23	53.25	3.2	£56.45
Clerk	Expenses: OCTOBER 23	11/9/23	26	0	26

Cllrs with online banking access were reminded only to authorise payments when specifically requested.

d) **Clerk's salary** –authorised payment & BACS (including any HMRC payment) for September & October 2023. (Proposed Cllr Cooper, seconded Cllr McKay)

## 7. Planning

- a) **Enforcement Issues** – the Enforcement Officer at TBC had responded to questions about a site in the Badgeworth ward. The Clerk would contact in early October if anticipated actions had not occurred.
- b) **Delegated Comments to note:** 23/00475/PIP Permission in principle application for the erection of 1 self-build dwelling on previously developed land adjacent to Bouchers Farm, Bentham. Bouchers Farm, Bentham Lane, Bentham. Detailed OBJECTION
- c) **Planning Decisions (Tewkesbury Borough Council)** 23/00405/FUL. Demolition of existing rear extension and two detached stores. Erection of a single storey rear extension, terrace and garage extension. Alterations to the fenestration and re-cladding. **Ingleside, Dog Lane, Witcombe - REFUSED**
- d) **To agree Parish Council response to planning applications received**
- **23/00709/FUL Construction** of a hay barn/machinery store to enable the land to be used for agricultural purposes. (AMENDED SITE ADDRESS). **Land At Part Parcel 8090, Bentham Lane, Bentham.** There was significant local interest on this application with over 40 members of the public in attendance. After discussion it was agreed to send a detailed **OBJECTION**. Proposed Cllr Haines, seconded Cllr Jones. (See APPENDIX)
  - **23/00733/FUL** Proposed Single Storey Extension at Side. **Jones House, Bentham Lane, Bentham.** **NO OBJECTION.** (Proposed Cllr Haines, seconded Cllr Marshall)
  - **23/00710/FUL** Proposed change of use of barn to include alterations and extension to create a new residential unit. **Barn Behind Cyder Mill Cottage, Cold Pool Lane, Badgeworth.** After discussion it was agreed to **OBJECT** (proposed Cllr Cooper, seconded Cllr McDonald)
  - **23/00721/FUL** Single storey rear extension, infill rear single storey extension, external application of render to first floor of dwelling and fenestration changes. **Meadow Bank, Green Lane, Witcombe.** **NO OBJECTION** (proposed Cllr Jones, seconded Cllr Cooper)
  - **23/00708/FUL** Removal of Condition C (agricultural occupancy) of the planning application ref number T.1068/B/1. **Little Syringa Farm, Sandy Pluck Lane, Bentham.** (Cllr Jones declared an interest and took no part in discussion or decision). **NO OBJECTION** (proposed Cllr Haines, seconded Cllr Cooper)
  - **23/00741/FUL** Change of use of an existing agricultural building to a sui generis equine livery use. **Jubilee Farm, Badgeworth Lane, Badgeworth.** **NO OBJECTION** (proposed Cllr Cooper, seconded Cllr Haines)
  - **23/00734/FUL** Erection of detached double garage. **The Sheiling, Badgeworth Lane, Badgeworth.** **NO OBJECTION** (proposed Cllr McDonald, seconded Cllr Haines)

## 8. Community & Environment

- a) **Bids invited for £1 million defibrillator fund** –introduced by Cllr Howe. Agreed to register an interest.
- b) **Climate Change (CC) and Biodiversity Loss (BL)**– to be introduced by Cllr Cooper. Discuss and agree action points.
  - The PC has a role to play in supporting parishioners and TBC in reducing emissions and improving biodiversity? AGREED
  - The PC should also work to reduce its own CC/BL impact? AGREED
  - Discussing CC/BL at each meeting is proportionate to the scale of action needed? – see below
  - Planning – Reference to CC/BL on all planning responses from PC? – see below
  - Discuss other actions at next meeting? – agreed that an Environmental Working/Discussion Group be set up (Cllrs Cooper, Jones, McKay and Sekhar) to discuss issues. Points requiring action to be brought to PC meeting.

## 9. Highways

- a) **Missing Link Scheme** –update given. See: A417 Missing Link newsletter  
<https://sway.office.com/U7yL8ZVFButqoomX?ref=Link>
- b) **Badgeworth Village** – gateway on Cold Pool Lane (from Badgeworth Ward project funds). The Clerk reported that the Local Highways Manager was happy with a gateway in this location. Agreed that Clerk should seek a quote for discussion at next meeting.

## 10. Parish Council Administration

- a) **Training** – request from Cllr McKay to attend GAPTC ‘Planning in Plain English’ training (cost £35). Agreed.
- b) **Badgeworth Village Hall Management Committee**– update on management of Badgeworth Village Hall. Introduced by Cllr Cottell who declared an interest and took part in discussion but not decision. (Item chaired by Cllr Marshall)
  - Cost of hire increased from £20 to £25 and noted that the PC agreed to this.
  - A mobile phone has been purchased and a website is in development.
  - In future (6 – 12 months) the PC and BVHMC need to better understand if the agreed constitution is in need of revision.
- c) **Allotments** – legal advice had been received from National Association of Allotment Gardeners regarding 2 caravans on the site. This was noted and no action would be taken at this point.
- d) **Resignation of Clerk** – the resignation of the Clerk was accepted. It was agreed that the Personnel Working Group (Cllrs Cottell, Jones & Howe) would meet to discuss process for filling the vacancy by July 2024 latest.

## 11. Ward Reports. Councillors to **report** upon **minor issues** which have not been included on this Agenda.

- Cllr Jones will attend a meeting regarding the Gloucestershire Way and Wysis Way both of which go through the Parish.
- Clerk asked to contact Highways re. overhanging trees and hedges in Dog Lane and Bentham Lane
- Potholes in Church Lane, Badgeworth have been reported to County Highways
- Footway from Badgeworth Village to bus stop at junction of Brookfield Road – this has again become very overgrown and difficult to use. Highways manager has agreed that it will be cut back.

## 12. Date of the next meeting – 16<sup>th</sup> November 2023, Witcombe & Bentham Village Hall. 7.00pm

Meeting finished at: 9.50pm

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

## APPENDIX

### Application 23/00709/FUL Construction of hay barn/machinery store to enable the land to be used for agricultural purposes. Land at Part Parcel 8090 Bentham Lane, Bentham.

The Local Plan policy AGR1 and the NPPF policy (para. 149 (a)) both encourage and support agriculture and forestry development. Both the local and national policies make agriculture an exception for development in the Green Belt and the AONB. This application site is within the Green Belt and the Cotswolds AONB but there are planning conditions written into these policies which still need to be met.

The weakness and inadequacy of this particular application is that it is silent on the following matters which lead the Parish Council to recommend that the application should be refused. **The Parish Council OBJECTS** to this application for the following reasons:

- 1) AGR1 local policy states that development should be reasonably necessary and designed for the purposes of agriculture. However, the applicant provides no information on the scale and form of agriculture to be introduced. There is no indication whether it is arable, pastoral or mixed farming and the task of reintroducing agriculture will be considerable; in the opinion of the PC the land cannot be classed, as stated in the application, as pastureland.
- 2) AGR1 states there should be no unacceptable adverse impact on the amenity of residential properties e.g., noise or odour pollution. Again, it is not possible to judge whether there would be an 'adverse impact' for the reason given in a. above.
- 3) Due to the fact that the site has remained 'dormant' for 20 plus years the applicant should be required to submit biodiversity and ecological reports. The elimination, through farming, of wildlife, flora and fauna could be considerable and mitigating proposals (such as farming only part of the land) may need to be considered. The AGR1 policy states that there should be '*no unacceptable impact on biodiversity and ecological networks*'. There is every possibility that this condition will not be met.
- 4) AGR1 requires an assessment of the arrangements for the storage and/or disposal of waste (including manure and slurry). As there is no indication of the type of farming to be undertaken an assessment has not been undertaken.
- 5) The proposed new access to the site conflicts with AGR1 because it is considered it will be unsafe from a Highway point of view. The applicant accepts that this access will require the removal of trees and hedging. An alternative, and far more appropriate, access already exists at the side of the Church in Dog Lane. This would improve safety, ease vehicle/machinery access through the use of the old Brockworth to Cirencester Road and avoid the removal of trees and hedging.
- 6) It is surprising that the applicant has not mentioned the effect which farming will have on this large area of land. There is no reference to safeguarding the wildlife-rich habitat and ecological areas.
- 7) There are approved public footpaths across the site which could be affected by farming. No comment is made by the applicant on this matter. The PC is concerned that these important and well used footpaths remain.
- 8) The history of the application site is well known to TBC following a considerable number of years spent developing the area as a Golf Course (which did not materialise). Significant amounts of earth were removed and brought onto the site over a lengthy period of time; the area required new ground levels and reconfiguring etc. The development, at the time, raised concerns about ground contamination and the PC would expect the County Council/Borough Council environmental health teams to be asked to confirm that a return to agriculture would be safe.

Following a meeting called and attended by a large number of local residents, the Parish Council has been asked to draw the attention of the Planning Committee to the following principal areas of objection unanimously made at that meeting:

#### Highway safety and flood risk issues due to proposed access on Dog Lane

- a. Risk of possible contamination of the development site due to historical development as a proposed Golf Course
- b. Adverse impact on the Green Belt and AONB
- c. Loss of use of the land for recreational purposes (used for walking, rambling, horse riding etc. over past 20 plus years)
- d. No ecological or biodiversity reports submitted by applicant.
- e. Adverse impact on wildlife, flora and fauna
- f. Doubts whether the land will be used for farming due to background of the applicant.