

Badgeworth Parish Council

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

MINUTES

Minutes of a Meeting of the Parish Council held on 2nd December 2021 at Badgeworth Village Hall at 7.00pm.

Present:

Cllrs. Cottell (Chair), Haines MBE, Hitchcock, Jones, Marshall (vice Chair), and Sanders

Clerk: Mrs. H Jones

Borough & County Councillor Robert Vines

1. **Apologies** - apologies were accepted from Cllr Howe
2. **Declaration of Interest** – Cllr Cottell declared an interest in item 6c 21/01417/FUL and took no part in the discussion or decision.
3. **Minutes of the meeting** held on 19th October 2021 were agreed and signed.
Matters Arising not included as an agenda item.
 - **Training** – will discuss in New Year. Many courses being updated and now on-line
 - **Enforcement** – no news about the site on Badgeworth Lane
4. **Report from the County and Borough Councillor** – budgets are currently being discussed at both GCC and TBC. The Chief Executive of Tewkesbury Borough Council is retiring after 12 years with the authority.
5. **Parish Council Administration**
 - a) **Asset Register** – updated and circulated.
 - b) **Parish Council email addresses.** Cllr Marshall and the Clerk had met to discuss options and a report circulated. It was agreed that option 2 would be trialed initially whereby the PC registers a domain and allocates a separate email address to each Councillor and the Clerk. This would be reviewed to assess suitability and practicality.
6. **Planning**
 - a) **Delegated applications: 21/01316/FUL** Erection of a single storey side extension and two dormer windows. **Oaklands, Badgeworth Lane, Badgeworth. NO OBJECTION**
 - b) **Planning Decisions, Appeals & enforcement issues**– None reported.
 - c) **To agree Parish Council response to planning applications received.**
 - **21/01239/FUL** Erection of a two-storey front and side extension, single-storey rear extension and associated works. **Haroldstone House, Cold Slad Lane, Crickley Hill. NO OBJECTION**
 - **21/01169/FUL** Erection of a replacement dwelling. **Badgebrook, Badgeworth Lane, Badgeworth. NO OBJECTION**
 - **21/01417/FUL** Erection of a single storey side extension. **Hinton House, Badgeworth Lane, Badgeworth. NO OBJECTION**
 - **21/01286/OUT** Residential development comprising up to 57 dwellings (50% will be affordable housing, 10% self/custom build) and associated engineering works. All matters are reserved except for vehicular access. **Land South of Badgeworth Lane and west of Shurdington Road, Shurdington. OBJECTION** – see appendix for detailed response (proposed NM, seconded HS)

7. Highways & Public Rights of Way

- a) **Footpath ASH7 - Badgeworth/Shurdington – request for replacement of stile with kissing gate.** Cllr Marshall has liaised with PROW team at GCC. The Landowner has agreed to pay towards a kissing gate which will be installed by the Cotswold Wardens.

8. Community & Environment

- a) **Bentham Ward Project – update on plaque and mount and quote received from installation.** A further quote is being sought for installation and should this not be possible a different style of mounting stone will be investigated.
- b) **Badgeworth Ward/Village Project –Includes reference to traffic speeds through the village of Badgeworth and investigation of mitigation measures.**
Cllr Cottell & Clerk had a meeting with the Area Highway Manager & Area Highway Representative where various measures were discussed. It was agreed that the PC would put a formal proposal to GCC regarding signage and gateways and obtain a quote from Glasdon (as the GCC Highways preferred supplier). Proposed CH, seconded NM
- c) **Badgeworth Village Hall –**
- A quote for cutting the hedge had been received, and it was agreed that other quotes must be sought
 - Audited accounts for years ending March 20, and March 21 were received and noted.
- d) **Village Greens – memorial benches and street furniture.** A policy from TBC regarding the management of their open spaces had been supplied and it was agreed that a similar policy should be adopted. Detail to be discussed at the next meeting.
- e) **Little Witcombe Village Green – repairs required after work by Wales & West.** Clerk still waiting for confirmation that the PC contractor can carry out repairs and costs reimbursed.
- f) **Allotments –** Cllr Haines and the Clerk inspected the allotments on 8/11/21. Generally, in good condition. One tenant sent letter to tidy up plot.

9. Finance & Insurance

- a) **Budget update** –report presented. Agreed to use contingency to cover overspent categories.
- b) **Budget 22/23** – noted that this will be set at January meeting. Councillors to provide Clerk with additions before next meeting.
- c) **Bank reconciliations check by Finance Lead** – Cllr Hitchcock had checked the bank reconciliation.
- d) **Contracts** – an updated quote for existing grass cutting contract was received and it was agreed to roll over the contract to 2022. (Proposed JJ, seconded HS).
- e) **Payments for the following were agreed**

Payee	Details	Date of invoice	Amount (ex VAT) £	VAT £	TOTAL £
Greenfields Garden services	Grass cutting	29/10/21	113.30	22.66	135.96
Clerk	Expenses: November 21	23/11/21	38.72	1.33	40.05
Clerk	Expenses: December 21	26/11/21	34.46	1.33	35.79
GAPTC	Clerk's networking.	29/11/21	20.00	0	20.00
PATA	Payroll services (Oct-Dec) 23.25 credit	30/11/21	0.60	0	0.60

- f) **Clerk's salary** –payment authorised & BACS for November & December 21

10. Ward Reports.

- **Gloucestershire Airport Consultative Committee** – a new industrial estate is being built alongside the airport in an adjoining Parish. The main runway is to be totally re-laid, and the second

runway resurfaced. Whilst work is carried out the flight paths of air traffic using the airport will change with more flights over Churchdown.

- **Cotswold Wardens** – a letter of introduction has been received about a warden who will be keeping an eye on footpaths in the parish of Badgeworth. It was agreed to invite him to the next meeting.

11. Next meeting: 18th January 2022 at Witcombe & Bentham Village Hall at 7.00pm

The meeting finished at 9.00pm

Signed..... Date

APPENDIX

Application 21/01286/OUT Residential development comprising up to 57 dwellings (50% will be affordable housing, 10% self/custom build) and associated engineering works. All matters are reserved except for vehicular access. Land south of Badgeworth Lane and west of Shurdington Road, Shurdington.

The application site (SHU1) is in the Green Belt and adjacent to the AONB. It lies within Badgeworth Parish but is adjacent to the Shurdington village settlement boundary.

Following the Local Plan Inquiry, the Parish Council had a preliminary and informal discussion with RPS Consulting, the developer's planning consultant. The discussion was undertaken on the 'assumption that there will be no proposed plan modifications which lead directly or indirectly to a change in the site allocations for Shurdington village'. Modifications were, in fact, made by the Planning Inspector resulting in the removal of site SHU1 as a site allocation. It will remain in the Green Belt.

The Parish Council fully supports the findings and modifications proposed by the Planning Inspector who reached sound and expert decisions following a lengthy and detailed examination in public. The Council, for the reasons stated in a. to e. below, also considers that site SHU1 should remain undeveloped:

- a) The Planning Inspector fully recognised the unique position of Shurdington in being the only service village completely surrounded by the Green Belt and AONB. Paragraphs 7-10 of the Inspector's modifications letter to TBC dated 16 June 2021 spelt out, in no uncertain terms, the need to limit development in Shurdington.
- b) The Planning Inspector supported the revised settlement area for Shurdington which would allow some infill development (maximum of 35 dwellings) over the plan period to 2031
- c) Development sites SHU2 and SHU3 were not affected by the modifications and will, therefore, allow the development of 35 dwellings.
- d) The JCS requirement to identify and allocate a prescribed level of housing for each service village will be achieved without the need to develop SHU1 (a point also made by the Inspector).
- e) There is now a realisation that the development of SHU1 would add to the significant and increasing traffic problems along the A46 and Badgeworth Lane. SHU1 is sited on the busy junction of these two roads and access to the development would be directly opposite the gates of Shurdington Primary School! Although the development may be welcomed by the School Governors, the Parish Council has to take a wider view on the impact of the development on (i) local and wider community (ii) planning policy and (iii) the effect on the character and landscape of the surrounding Green Belt.

Despite the outcome of the Local Plan Inquiry, the Applicant claims that 'very special circumstances' exist for development in the Green Belt (paragraph 149 (f) of the NPPF refers), which allows 'limited affordable housing for local community needs.....'. The Parish Council does not share the view that very special circumstances exist for the following principal reasons:

1. The development of affordable homes on the scale proposed does not outweigh the potential harm to the Green Belt. Increasing the percentage of affordable homes from 40% (20 homes) to 50% (29 homes) would not, in itself, create a very special circumstances case. It would certainly not result in greater openness of the site or reduce what would be a significant impact on this area of the Green Belt. A total of 57 dwellings is proposed which will result in encroachment into the countryside.
2. The strength of the Planning Inspector's remarks regarding the protection of the Green Belt surrounding Shurdington cannot be ignored. His findings and reaction were reached following a Local Plan Inquiry which devoted, at his request, an exceptional amount of time to the examination of Shurdington and the level of housing development which could be achieved in this sensitive area of the Green Belt. The 'very special circumstances' case for building affordable homes needs to be compelling to override the opinion and plan modifications proposed for Shurdington.
3. Sites SHU 2 and 3 should realise 23 affordable homes and the proposed infill sites within the Shurdington settlement could result, over the Plan period, in further on/off site affordable dwellings/contributions. The Applicant proposes the development of 29 social, affordable or intermediate rented dwellings. We doubt whether a total of 52 affordable homes in Shurdington can be classed as 'limited affordable housing' as defined by the NPPF.

4. The Parish Council understands that further affordable homes could be developed within the Shurdington settlement area on a number of small sites similar to SHU3. This would be a matter for Shurdington PC to pursue with the appropriate housing association.
5. In a document (EXAM047) produced by the Borough Council at the Local Plan Inquiry it states that Shurdington has 'contributed more than its fair share of rented affordable housing' compared with other settlements. It also states that Shurdington is 'not an area that is disproportionately highly sought after'. The document contains statistics extracted from the Homeseeker Plus register which indicate the number of applicants for housing and those who have a **preference** to live in Shurdington. No current statistics were produced relating to specific and calculated affordable housing needs 'of the local community' (NPPF refers).
6. The application refers to the affordable/social housing needs of Badgeworth Parish. The development site would not meet such housing needs of the Badgeworth local community and references to Badgeworth's needs should have been excluded from the application. The affordable housing needs of Badgeworth, if indeed there are any, are more likely to be met in the two principal areas of its population where, in fact, there is already substantial provision of affordable/social housing.
7. In order to justify the 'very special circumstances' criteria the Applicant, perhaps understandably, has mainly concentrated on the general need for affordable housing. However, there is a need to balance the case for this type of housing with the adverse impact this proposed development would have on the surrounding Green Belt/AONB area. There is a need to justify that the construction of affordable housing is needed to meet 'the local community needs' of Shurdington.
8. Over the many years of plan preparation, there does not appear to have been any detailed reference made to the fact that one of the principal reasons for removing land at Shurdington from the Green Belt was in order to meet the need for affordable homes.

The Parish Council objects to this outline planning application for the reasons stated above.

EXPENDITURE UPDATE APRIL 21 - DEC 21

NB. Excludes VAT.

RECEIPTS

Allotment rents	393
Allotment admin & keys	100
Precept	12370
Wales & West Utilities	450
HMRC (VAT REFUND)	424
TOTAL	£13,737

PAYMENTS

	PAID	BUDGET	% OF BUDGET SPENT
PAYE/SALARY	4,468	6000	74%
HOME OFFICE	234	312	75%
GENERAL ADMIN/EXPENSES/PAYROLL	333	360	93%
GRASS CUTTING	1,246	1900	66%
ROOM HIRE	0	200	0%
SUBSCRIPTIONS	533	600	89%
INSURANCE/LEGAL/ACCOUNTS	1,097	1000	110%
DONATIONS	0	348	0%
BADGEWORTH WARD PROJECT	0	1000	0%
BENTHAM WARD PROJECT	937	1000	94%
MAINTENANCE (Inc. trees)	1,182	2400	49%
OTHER/CONTINGENCY	0	500	0%
ALLOTMENTS	357	300	119%
TRAINING	20	200	10%
WEBSITE	405	280	145%
S106 MONIES	0	15000	0%
VAT (to be reclaimed)	709		N/A
TOTAL	11,522	£31,400	37%

NB all figures rounded.