

## DEERHURST PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday, 8 November 2023 in Apperley Village Hall

Present: Len Attard – Chairman  
Laura Bromberg  
Matt Dimond-Brown  
Ben Oldham  
Jim Pollard  
John Rutter  
Fiona Wallbank – Clerk

Members of the Public: 1

**1 APOLOGIES:** Councillor Smith, CC McLain, BC McLain

**2 MINUTES OF MEETING:** The minutes of the meeting held on the Wednesday, 11 October 2023, having been circulated with the agenda were agreed and signed

**3 DECLARATION OF INTEREST:** Councillor Attard re 23/00922/FUL & 23/00819/FUL Councillor Dimond-Brown re 23/00922/FUL, 23/00860/FUL, 23/00931/FUL & 23/00819/FUL

**4 REPORT FROM COUNTY COUNCILLOR MCLAIN: No report**  
**REPORT FROM BOROUGH COUNCILLOR MCLAIN: No report**

**5 PUBLIC COMMENT:** Received in connection with 23/00860/FUL

### **Agenda item 6.5 Community Infrastructure Levy (CIL) was brought forward:**

The Clerk reported that the sum of £6243.44 had been received from TBC regarding the Parish Council's share of the CIL payment TBC had received regarding Land West of Manor Cottage – Plot 1 and Plot 2. Correspondence from Paul Hardiman from TBC had been circulated to Councillors for their information. Councillor Dimond-Brown gave the Councillors an insight into the history surrounding CIL payments which was first put in place in 2019. A lengthy discussion took place and **It was agreed that the Clerk would ask Paul Hardiman whether he would be willing to undertake training on this matter (either physically or virtually) Councillors wanted to know the definition of a self-build, experiences with the spending of CIL money and why some new builds have not been subject to CIL payments.**

### **6 PLANNING:**

#### **6.1 Applications:**

**23/00922/FUL** Apperley Hall Farm, Apperley: Retention of static shipping style containers for storage use (Class B8) (Retrospective)

Comments to Tewkesbury Borough Council:

The Parish Council has no adverse comments.

**23/00860/FUL** Land Adjacent to, Fox Covert, Court Drive: Erection of a single storey self-build dwelling and detached garage/store utilising the existing access

Comments to Tewkesbury Borough Council:

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

After careful consideration, Deerhurst Parish Council would **like to object** to the above application.

The Permission in Principle (22/00965/PIP) for the proposed development was refused on 21.03.23

for the following reasons;

1. The proposed development would not represent infilling within the existing built up area of Apperley, and would not meet any of the other criteria within Policy SD10 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (2017). The application site is located outside of a settlement boundary as shown on the Housing Proposals Map of the Tewkesbury Borough Plan, and the proposed development would conflict with Policies RES4 and RES5 of the Tewkesbury Borough Plan 2011-2031. There are no other specific exceptions/circumstances defined in district or neighbourhood plans which indicate that permission should be granted. The proposed development therefore conflicts with policies SP2 and SD10 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (2017) and Policies RES3 and RES4 of the Tewkesbury Borough Plan 2011-2031 in that the proposed development does not meet the strategy for the distribution of new development in Tewkesbury Borough and the application site is not an appropriate location for new residential development.

2. The proposed development would be in an unsustainable location for residential development, and the proposal would place a high reliance on the use of the car for travel to work, shopping, leisure, community facilities and other usual travel destinations. The bus service is not of sufficient frequency to access employment and other services. The location of the application site and the corresponding need to travel by car would not accord with the environmental dimension of sustainability. As such, the proposal is contrary to the overall objectives of Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (2017), policies PD 0.1, and PD 0.4 of the Local Transport Plan 4 and paragraphs 110 and 112 of the National Planning Policy Framework (2019) in seeking development to be balanced in favour of sustainable transport modes.

**The Parish Council believes that the grounds for refusal of the Permission in Principle still apply to the current application for full planning permission.**

Councillor Rutter abstained from voting on 23/00860/FUL

**23/00931/FUL** 12 Severn Way, Apperley, Demolition of existing outbuildings. Construction of a single storey rear extension and new dropped kerbs

Comments to Tewkesbury Borough Council:

The Parish Council has no adverse comments.

**23/00819/FUL** Highfield Farm House, Tewkesbury Road, Deerhurst: Change of use for temporary storage of new vehicles (retrospective)

Comments to Tewkesbury Borough Council:

The Parish Council would like to see a condition attached to this application to ensure that multiple car transporters are not queuing on the A38 to enter the site. This has happened in the past and is obviously very dangerous.

**It was agreed that in future the Clerk would project the plans into the screen in the annexe so in future the seating needed to be laid out in a U-shape.**

**It was agreed that additional planning training was required.**

**6.2 Decisions: None to date**

**6.3 Appeals/Appeal Decisions: None**

**6.4 Neighbourhood Plan:**

**NDP Design Guidelines:** Since the last meeting a subgroup of the Steering Committee met virtually with AECOM who are writing the revised Design Guidelines for the Parish. Councillors Bromberg and Pollard were joined by Richard Thwait, Robert Bromberg and Sue Andrew, who all share a particular interest in achieving good quality design for any potential new development in the Parish. The scope and expectations for the new Design Guidelines were agreed, and Huntley was cited by

the group as a good example. Councillor Bromberg annotated the Deerhurst Parish Design Code (2019) to highlight which information is still relevant. Councillor Pollard highlighted which information in the Huntley version would be useful for Deerhurst Parish. A first draft of the Deerhurst Guidelines is now being produced for a meeting on 17<sup>th</sup> November.

**NDP settlement boundary:** Some time was spent in the meeting with Aecom discussing the previous settlement boundary around Apperley (which is now full). Counsellor Bromberg is arranging a meeting with Lee Searle (planning consultant) for the subgroup to meet and discuss options around the settlement boundary for the NDP. This is expected to be within the next two weeks.

**NDP policies:** Councillor Bromberg has met Lee Searke to share the current NDP ‘new – post-Covid’ policies, and to explain the background and evidence base that sits behind each policy. Lee is familiarising himself with the policies. A meeting will be held this month, to begin looking policy by policy, to ensure that each policy will achieve what we intend it to do, and to ensure that it will provide all stakeholders with a clarity as to what is acceptable development. Once Lee has finished his work to refine the policies, they will be sent for checking to an external checking service (funded by a Locality Grant).

Tewkesbury Borough Council have not fulfilled their promise to get back to Counsellor Bromberg in September with their comments on the first draft policies. This will now be handled through the national checking service.

## 6.5 Community Infrastructure Levy (CIL) This matter was brought forward.

### 7 FINANCIAL MATTERS:

#### 7.1 Accounts for payment and receipts:

#### 7.2 Financial Statement: Circulated with the agenda - the Chairman signed this.

	Item	Expenditure	Income	Comment
1	Clerk's salary – November Less Tax	423.39 <u>27.00</u> 396.39		Paid
2	Inland Revenue	27.00		Paid
3	Countrywide: Grass cutting on the November	250.00 <u>VAT 50.00</u> 300.00		Paid
4	Apperley Village Hall – meeting 11.10.23	10.00		Paid
5	RBL cost of wreath	30.00		Paid
6	Gordon Playground Inspections: Carrying out annual inspection	150.00 <u>VAT 30.00</u> 180.00		Paid
7	John Preece & Sons carrying out a verge cut	370.00 <u>74.00</u> 444.00		Paid
8	CPRE membership renewal	36.00		To be paid
9	TBC CIL Payment relating to Plots 1 and 2, Manor Cottage		6243.44	
	<b>Total</b>	<b>£1423.39</b>	<b>£6243.44</b>	

**7.3 Clerk's Salary:** The Clerk left the room whilst this matter was discussed. **It was agreed that the Clerk would move up to spinal point 22 as from 1 April 2024, received the agreed Nalc increase as from 1 April 2023 and received an additional £50 for the working from home allowance. It was also agreed that Councillor Bromberg would produce a "Pay Policy for Clerk's Salary.**

**7.4 Budget 2024/25:** Defer to the January meeting as waiting for figures for the fencing works.

## **8 MATTERS ARISING**

**8.1 Apperley Village Hall:** Nothing to report.

**Allotment:** Nothing to report.

**Play area:** The Clerk reported that the ROSPA assessment had been carried out. Councillor Bromberg said it was an excellent report and wanted to thank Councillor Oldham and Brian Leeke in all their hard work keeping the Play Area in such great condition.

**Playing Field:** Awaiting quotations from fencing contractors. The DPPFA are still without a Chairman.

**8.2 Highways: Orchard End:** Overhanging vegetation – Councillor Pollard in contact with Highways.

**Flood Signs:** Need to be removed. **Councillor Pollard to report**

**Deerhurst Walton Sign:** is missing at the Sawpit Lane end. **Councillor Pollard to report.**

**8.3 Public Rights of Way:** Nothing to report.

**8.4 Community Speedwatch Camera:** Councillor Pollard reported that data has been passed to the police and they had requested the Clerk's address to issue an invoice for letters sent to date.

**8.5: Review of Standing Orders:** Clerk to make the Standing Orders general neutral and present again at January meeting.

**8.7 Risk Assessment for Pond at Village Hall:** It was agreed that Councillor Oldham would recirculate the proposed wording for the Risk Assessment for the Councillors to consider.

**9 CORRESPONDENCE:** None

**10 MATTERS RAISED FOR NOTIFICATION:** None

**11 DATE FOR NEXT MEETING:** Wednesday, 10 January 2024 at 7.15pm

**Close of meeting 9.15pm**