

Meeting Pack

For September 2019 Full Council
7.00 p.m. on Tuesday 10th September 2019

7 Planning

7b To consider further investigating the benefit/feasibility of Aylburton producing a Neighbourhood Development Plan.

I have asked Kate Baugh of GRCC, a Rural Advisor and NDP specialist, for her thoughts on neighbourhood planning options including NDPs, but have not yet heard back. I will add this to next month's agenda for further discussion and will circulate info once received.

7c To consider any response to the consultation on the proposed Affordable Housing SPD produced by Forest of Dean District Council

To read the document and to view existing comments: <https://fdean-consult.objective.co.uk/portal/planning/affhou/afh> (ignore where it says the consultation has closed – parish councils have been granted an extension until midday on Monday 16th September)

7d To receive any update on addressing concerns over conservation area.

Unfortunately I have not yet had a response from FoDDC so will be chasing them.

7e To receive any progress reports on local planning matters, including any developments in the Cross Inn's future.

Following theoretical concerns raised on the protection of the Cross Inn as a pub and community asset, I asked FoDDC Planning about this concern and received the following reply from Anna Welsh, Local Plans Officer:

Dear Meg

Many thanks for your email. In Nigel's absence I will try to answer your query as best as I can. You may also wish to discuss this issue with the Development Management Team (Clive Reynolds is the manager) as it is them who would ultimately deal with any planning application.

However, with regards to pubs or any other community asset, the **Local Plan seeks to retain them as much as possible and find either a similar use or something which still benefits the local community.** Furthermore, **any employment generating use should also be protected as such,** unless it can be justified. Policies CSP.7 and CSP.8 of the Core Strategy are pertinent as they deal specifically with Economic Development and with the Retention of Community Assets.

CSP.7 states that 'land presently used for employment will be expected to remain so, unless allocated for another purpose. In order to encourage this, a range of employment generating uses appropriate to each site will be considered favourably. Where a site is underused and unsuitable (by way of environment or location) for any employment generating use, (including service based uses) then a mixed use may be appropriate (eg. Employment and housing) and failing that an alternative non-employment use.'

CSP.8 states that '**Development proposals which involve the loss of community facilities, including public houses, will not be permitted unless alternative suitable and convenient facilities are available** or will be made available as part of the proposal. Exceptions will only apply where it can be demonstrated that in the case of commercially provided services the facilities concerned are no longer viable and cannot be made so. In the case of all others it must

be established that there is no longer a need for such facilities.

This policy is intended to maintain access to community facilities. It does not protect individual enterprises, but it does protect communities from not being able to gain access to a range of facilities and services.

It will be expected that the applicant would provide financial documents if they are trying to demonstrate that the business is not viable and has no prospect of being so. It is also likely that they will be asked for marketing details to ensure that the business has been marketed for at least 6 months and at a reasonable price. The applicant may also decide to demonstrate that there is no need for this, or any other community facility in the building and would need to provide a list of other community facilities which are available to justify why this one is no longer needed. However, I note that this is the last public house in the village.

You can find a link to these policies on <https://www.fdean.gov.uk/media/2530/cs-adopted-version-february-2012.pdf>. Of course, the National Planning Policy Framework (including Sections 6 and 8) and the National Planning Practice Guidance are also relevant.

The Parish Council may also wish to look into registering the site as an Asset of Community Value, whereby the community can enact a right to bid if the site does go on the market. This gives the community group a moratorium period of six months to determine if they can raise the finance to purchase the asset. If you are interest in this way forward, you may wish to discuss it with the Council's legal team.

It is also worth noting that **the site is within a Conservation Area and therefore any external changes to the building would be strictly controlled.**

I hope this helps at this point. Please do not hesitate to contact me or Nigel [Gibbons] again if you require any further assistance.

8 Parish

8a Churchyard vegetation. To receive an update on recent activity in the churchyard and to note and approve the proposed response to the parishioner.

Summary: Disputed ownership of brambles causing a nuisance to a resident sharing a boundary with the churchyard. Further investigation was carried out and no brambles seemed to be originating on the churchyard side of the wall but that for peace of mind it may be worth getting the churchyard side of the wall sprayed so there is no doubt.

Cllr Lord drafted this reply which if approved can be emailed to the resident.

Dear XXXX,

The councillors understand the problem that brambles and overgrown vegetation can cause and that it can look unsightly. Alongside the contractors that the council engages to look after the church yard Dave Bayliss, one of the councillors, spends a lot of his own time keeping the churchyard looking its best.

Even with all of Dave's hard work, I'm sure you'll understand, it is very difficult to keep on top of brambles and with this in mind the councillors have decided to get the area concerned in the churchyard sprayed.

To help determine where the offending brambles are originating from and to make sure we only spray the brambles concerned we will ask Ray Woodward to have a look at the area. To do this he may need to enter your garden. Is there a convent day and time that we could ask Ray to visit.

Hopefully, this will go some way to resolving the problem.

Kind regards.....

8c Housing Needs Survey. To note any updates.

To note the updates and report from Martin and Keith in Item 4 and agree any actions outstanding.

8h Management of trees/hedges on Upper Common. To receive any updates.

On 01/08/19 received the following response from Lydney Park Estate:

Thank you for your reply of 25th April and apologies for not replying back to you sooner.

I can confirm that any roadside trees are surveyed by our Forestry Consultant with the next roadside tree survey inspection due around June 2021. Roadside trees, boundary trees and footpath trees are surveyed across the Estate on a 27-month cycle to ensure that inspections are carried out over the different seasons.

Hopefully this answers your question that these trees have and are being monitored.

8i Road Safety:

ii. Flashing road sign project. To receive an update regarding the funding application (MH)*

Brian recently got back to me about options for the new sign and I have ordered a brochure from the supplier which the council can use to select an option, ideally also via liaison with the village's Road Safety group.

iii To receive any updates on resolving hazardous 'lip' in footpath between Cross and Orchard Close.

Brian has informed me that the works will be carried out to remove the lip on or before 4th October 2019.

vii Vegetation management around bus shelters: to receive any updates.

From Brian 30/08/19: *With regard to the vegetation by the bus shelters. The lengthsman attended to both these sites 19th June 2019 and cut back the vegetation / brambles etc. I will have a look myself next week when I am in the area. I have pictures of the Sandford road ones but not Milling Bank so it is possible that they didn't clear around out however they have noted the location so I would assume they have. It is equally possible that we have some regrowth, it has been a good year for vegetation this summer. I will raise it with the Area Highways Representative to see if we can revisit the sites.*

viii Pothole and debris near Maplefield: to receive any updates.

On 15/07/19 Brian wrote: *Thank you for your email. We had the potholes filled as we knew it was the carnival on the weekend and we assumed that they would be walking from Taurus Crafts through the village. I will raise with the District Council about carrying out some road sweeping.*

x To note new request to Highways to trim vegetation on pavement near speed sign.

Vegetation causing very narrow pavement on the approach to the existing speed sign. Reported by both a resident and the clerk. Due to have been dealt with by 6th September and I hope to report that this is the case at the meeting.

9 Council

a. Insurance. To select and approve payment for insurer for 2019-22

See **final page of this pack** for a copy of the comparison table sent out prior to meeting.

b. Facebook. To consider whether it is worth opening a Facebook page for the council.

I'm wondering whether as part of engaging the village more we could do with a Facebook page. A few things recently (housing survey and adopt-a-tub) have made me think that it might be handy for getting the word out in real time about things like this, and also about police alerts etc. The council could define how it would like the page to be used, and generally it would be maintained by the Clerk although councillors could also get involved if they wished to do so.

10 Finance

10b Payments. To approve any outstanding council payments

Clerk Pay Aug 2019	£347.22
HMRC PAYE	£4.40
Rise and Shine – Bus Shelter cleaning	£60.00
Martin Rice – grasscutting	£601.44
Merlin – dog waste bin collection	£37.50
Insurance – TBC in the meeting	£TBC
Expenses ref Item 12	£40.00

10c Income. To note any income received since the last meeting

05/07/2019	FoDDC Litter Funds	£645.75
09/07/2019	Bank Interest	£0.31
09/08/2019	Bank Interest	£0.33
20/08/2019	Tesco Cross Grant	£1,000.00

Meg Humphries

Clerk

03/09/2019