

# CHARFIELD PARISH COUNCIL

Minutes of a meeting held on Tuesday 4<sup>th</sup> December 2007 commencing 7.30pm in the Sportsman's Lounge, Charfield Memorial Hall, Charfield

## PRESENT

**Parish Councillors:** Mr P Ashford (Chair), Mr P Birt, Mr M Rosher, Mr R Hancock, Mrs Y Lloyd, Mrs N Newns, Mrs C Parton

**Clerk:** Mrs S Bailey **Public:** Station Rd residents; Mr Mrs Pearson, Mr&Mrs Smyth-Roberts, Mrs Haddrell, Mrs Fry, Mrs Shine, Mrs Southcott, Mrs Leach, Mr&Mrs Salter, Ms Lain, Mr Rosser, Mr Tulley, Mr Swallow, Mr Stinchcombe

**7997/07 Apologies for Absence** Mr F Carling, Mr I Kershaw,

**7998/07 Declarations of Interest in Items on the Agenda** Mr R Hancock noted that his child attends the Pre School and declined from comment during that grant application.

**7999/07 Public Participation** Many worries were voiced concerning the Hill House Farm planning application. These were; narrow road access and danger to residents from increased heavy vehicle usage and speeding vehicles, inadequate information as to use of site and ambiguity of information since it seems excessive stabling for personal use, violation of previous planning conditions and possible lack of future compliance.

## **8000/07 Planning Applications**

PT07/3422/F Hill House Farm Station rd Conversion of existing barn to form indoor riding arena. Construction of stables to facilitate change of use of land from agriculture to the keeping of horses. (resubmission of PT07/2546/F). After due consideration it was **resolved** to object to the application on the following grounds:

- The size of the barn and development are not consistent with its intention for personal use. There is much concern that if this were to be allowed, further development and not wholly personal use would ensue and it would be only be a matter of time before a large scale operation was evident.
- Access along Station Road is difficult at the best of times. It is a single narrow lane serving residences, where residents' cars must park on the pavement in order to allow passage to emergency vehicles. When Hill House Farm did operate as a farm a number of years ago, large scale farm machinery usage was seasonal and involved a concerted effort between residents and farmer to move vehicles to allow tractor passage. The construction of stables (personal or otherwise) would involve greater numbers of visiting heavy vehicles and consistently throughout the year (not just seasonal). This would lead to regular traffic chaos in a lane which already has problems with its use as a morning short cut from Little Bristol Lane. Also the Parish Council notes that this development affects the whole of Station Road and not just the remaining couple of properties as claimed by the applicant – since access under the railway bridge and negotiating a turn would be impossible for equestrian and other heavy vehicles.
- The application is ambiguous in many respects as it is unclear exactly what the intention of the stable is and how it is to be run. Clarification of use and definition of vehicle passage is needed (with restrictions if necessary). However, the Council notes that restrictions placed upon this farm in the past relating to its unit and cottage development have been broken, and concerns remain as to the effective future compliance with any such restrictions.

PT07/3415/CLE The Cottage New St Application for Certificate of Lawfulness for continued occupation of dwelling house. After due consideration it was **resolved** to raise no objection.

PT07/3417/CLE Cosy Farm Swinhay Lane Application for Certificate of Lawfulness for continued occupation of dwelling house. After due consideration it was **resolved** to object to the application due to development outside of the village envelope. There is no evidence that permission has ever been granted for residential occupation of the ancillary farm buildings. Citing unlawful prior occupation as a reason for continued occupation is an unsavoury method of obtaining planning permission and should not be encouraged.

PT07/3403/F 16 & 18 Manor Lane Replacement of flat garage roof with pitched roof to provide storage area. After due consideration it was **resolved** to raise no objection.

PT07/3354/F 110 manor lane - erection of 1.8m high fence. After due consideration it was **resolved** to object to the application due to a detrimental impact on the streetscene, and the worry that it may set a precedent for other fencing and destroy the open green aspect of the vicinity. However the Council are mindful of the need for demarcation and privacy and therefore would be happier to see a 1.5metre fence rather than 1.8metre fence.

PT07/3507/F 45 Manor Lane Erection of two storey front extension to provide family room with additional bedroom above. After due consideration it was resolved to raise no objection.

**8001/07 Interim Budget/Statement of Account** 7 months 1<sup>st</sup> April 2007 to 31<sup>st</sup> October 2007; information circulated to members prior to meeting. It was proposed by Mr P Ashford and seconded by Mrs C Parton and **resolved** to adopt the budget and interim statement of accounts as presented.

**8002/07 Grants to Village & Other Organisations** The following grant applications were received and approved

Charfield Memorial Hall Management Committee

An application for a grant towards updating gents toilets and replacement of chairs in main hall. After due consideration it was proposed by Mr P Birt and seconded by Mr M Rosher and resolved that £3000 is given. The Council applauds the improvements to the Memorial Hall but notes to the Hall Committee that there are increasingly available sources of funding for such items as disabled toilets, and that also the exterior aspect of security is still a concern to the Parish Council and needs to be addressed.

1<sup>st</sup> Woodend Scout Group

An application for a grant towards improved toilet facilities. After due consideration it was proposed by Mr P Ashford and seconded by Mrs N Newns and **resolved** that £200 is given.

Cotswold Vale Talking Newspaper

An application for a grant towards future recordings. After due consideration it was proposed by Mrs C Parton and seconded by Mrs N Newns and **resolved** that £50 is given.

Charfield, Cromhall & Tortworth Committee for the Elderly & Housebound

An application for a grant towards elderly luncheon club and car hospital transport scheme. After due consideration it was proposed by Mr P Ashford and seconded by Mr P Birt and **resolved** that £260 is given, to be split £90 to Luncheon Club and £170 to Hospital Transport Scheme.

Charfield & District Friendship Club

An application for a grant towards elderly activities. After due consideration it was proposed by Mrs N Newns and seconded by Mrs C Parton and **resolved** that £125 is given.

Charfield Pre-School

An application for a grant towards outdoor play clothing After due consideration it was proposed by Mrs C Parton and seconded by Mr P Birt and **resolved** that £200 is given.

Charfield Out-of-School Club

An application for a grant towards further shelving/storage and play equipment. After due consideration it was proposed by Mr P Birt and seconded by Mrs N Newns and **resolved** that £200 is given.

Charfield Tennis Club

An application for a grant towards replacement equipment. After due consideration it was proposed by Mrs C Parton and seconded by Mr M Rosher and **resolved** that £200 is given.

The Total Grant Allocation is £4,500 which includes a contingency of £265.

**8003/07 Provisional Budget for 2008-2009** After due consideration of the provisional budget for 2008 -2009, it was proposed by Mrs C Parton and seconded by Mr P Birt and **resolved** that a Precept of £20,000 is set.

**8004/07 Items To Be Raised By Members for future agenda or minor points**

35 Woodland Rd appears to have a new conservatory – is permission needed?

Mr M Rosher asked about further developments on reduction of night time lighting

Enquiry about a police car parked obstructing footpath at 08:20 on 30<sup>th</sup> Nov-request explanation

Mr P Ashford thanked all for attendance at the Remembrance Day Parade recently

*This concluded the business of the meeting, which closed at approximately 9:45 pm.*

Chairman

11<sup>th</sup> December 2007