

# Upper Rissington Parish Council

Village Hall, Hawker Square Upper Rissington, Gloucestershire, GL54 2NT

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## **Minutes of an Extraordinary Parish Council Meeting held at 1930 hrs on Wednesday 17<sup>th</sup> February 2016 at the Upper Rissington Village Hall**

**Present:** Cllrs Caroline Maclean (Chairman), David Arnold, Jason Corban, Brian Hanks and Andrew Maclean.

**In attendance:** Eight members of the public and District Cllr Mark Mackenzie-Charrington.

**Public Session:** Prior to commencement of the meeting a Public session was opened to allow the public attendees to raise any issues. This session would last no longer than 15 minutes; the following matters were raised:

- Concern was raised over the damage being caused to the road and pavement in front of the Co-operative shop in the village. It was believed that this was due in part to various vehicles being parked in front of the shop which in turn caused other vehicles entering the village to mount the kerb to avoid the parked vehicles. It was requested if a solution could be looked at and the damage repaired.
- The relocation of the castle was discussed at length. There was clear unease about the relocation of the castle and it was stated that the castle was gradually falling into disrepair. It was stated by the Parish Council (PC) that the preservation of the castle was important and that the most appropriate solution would be applied; whether this is relocation or another option.
- The jubilee garden was discussed and in particular the hedge proposal and the orientation of the benches. Some displeasure was aired with respect to the money being spent on a new bench for the Jubilee garden; especially when considering the lack of benches throughout the village.

**1. Apologies:** Cllr Dawn Laird and County Cllr Nigel Moore Moor

**2. To Receive Declarations of Interest and consider Applications for Dispensation:** There were no declarations of interest.

**3. Councillor Updates on Planning and Developer Matters:** District Cllr Mark Mackenzie-Charrington took this opportunity to update the parish on the current developments which might be of interest. The following were the main headlines:

- A set of meetings would soon be commenced between the PC and Linden/Bovis (LB) developers to discuss the Open spaces in the village. It was stated that opportunity would be given to other selected parishioners to attend who have a valid input into the open spaces arrangements. Cllr Mackenzie-Charrington went on to explain that LB have set a target of departing the development within 18 months.
- Officers' Mess work is going forward through sub-contracted works although there were no firm dates on when this would be completed.
- LB are currently in talks with CDC in order to ascertain the need for amendment of the s106 post the acceptance of the single payment to the PC in lieu of potential SDLT liability and maintenance costs. A decision on this amendment is pending and the results would be published as soon as possible.

- An appeal is currently in progress against the decision to deny the application by Badham Pharmacy to set up a pharmacy in Upper Rissington. The progress of this appeal would be updated as any progress is made.
  - As of 2 weeks ago 215 houses within the LB development plan had been sold and contracts exchanged.
4. **Minutes:** The Minutes of the Parish Council Meetings held on Monday 25<sup>th</sup> January were not approved due to some inaccuracies of when items were discussed in the meeting. The Chairman would contact the Clerk to have the minutes amended and available at the next PC meeting for approval. This course of action was proposed by Cllr Caroline Maclean, seconded by Cllr Jason Corban and agreed by majority due to some of the Cllrs at this meeting not being present at the last meeting.
5. **Planning Application:** Application 16/00075/FUL for the conversion and change of use of the existing watch tower into a single dwelling at Rissington Airfield was discussed. Cllr Andrew Maclean led the discussion and made the following points:
- The proposed conversion looks sympathetic to the existing environment and would be an attractive house which would provide a positive impact on the village in terms of offering variety to the current house types offered in the development.
  - It doesn't block open space adjacent and would be highly visible for anyone walking or playing around the edge of the airfield; therefore, the sympathetic aspect of the conversion is important.
  - Access to the site is particularly constrained thus making it difficult to understand how the area could be used for anything other than a house despite the original building designation.
  - Although it is believed that conversion into a residential dwelling is the best option for the building, the site was allocated for B1 industrial and light office use on the existing plan. It is vital, for the sustainability of the community, that the developer still provides a minimum of 1,500 m<sup>2</sup> of B1 space as was formally detailed within the s106 agreement. On this basis a restriction should be placed on the beneficial occupation of this property until 1,500 m<sup>2</sup> of B1 space has been constructed.

After the above points were made it was decided that the PC would support the new application to convert the building into a residential dwelling but with the restriction that occupation of the property should only take place after the provision of 1,500 m<sup>2</sup> of B1 space. This motion was proposed by Cllr Andrew Maclean, seconded by Cllr Brian Hanks and unanimously agreed.

6. **Jubilee Garden:**

- i) **To consider the proposal by LB to relocate the Miniature Castle to Jubilee Gardens.** It was quickly stated that it was not a proposal by LB but an offer to relocate. There was significant discussion over the castle relocation and whether the Jubilee Garden would be the best solution. It was stated that LB had said they will move it but had also expressed concern at the fragility of the castle and whether moving it would be successful. Further discussion ensued and it was suggested that it may be better to leave it where it is if possible. There is also the possibility that it could be located within an area dedicated to an RAF memorial; although plans for this have not yet been drawn up. The PC agreed that help from LB to protect the castle should be sought in the short term, possibly in the form of a fence restricting access to it, and that a final decision on its

location would be made during the open spaces discussions between LB and the PC. This was proposed by Cllr Brian Hanks, seconded by Cllr David Arnold and unanimously agreed.

- ii) **To consider the proposed plan of Jubilee Gardens including the location of the Miniature Castle, addition of a low hedge on the side adjoining Hawker Square.** In general, the plan for Jubilee gardens was acceptable. There was discussion over the type of hedge chosen and whether this would necessitate high levels of maintenance. There was also further discussion over the orientation of the current benches; following on from the public session discussion. It was suggested that quotations for rotating the benches should be sought. The final proposal was to accept the current plan for the garden, but without the castle located there, and to seek a quotation to rotate the benches if possible. This decision was agreed unanimously, proposed by Cllr Jason Corban and seconded by Cllr Brian Hanks.
- iii) **To authorise the purchase of 80 Lonicera Nitida plants to form the hedge at a cost of £120 plus £20 delivery charge.** Initially it was stated that the cost of these plants was actually £120 plus VAT and a £20 delivery charge which would total £164. The type of hedge was brought into question due to the perceived high maintenance levels that would be required to keep the hedge tidy in future years. There were various discussions over this and it was finally decided that the Clerk would be authorised to spend up to £200 on appropriate hedge plants after gathering further information on the most suitable type and speaking with residents currently involved with maintaining the garden. This motion was proposed by Cllr David Arnold, seconded by Cllr Brian Hanks and unanimously agreed.

#### 7. Finance:

- i) **To consider and authorise payments due.** All payments listed in Table 1 were agreed. This was proposed by Cllr Brian Hanks, seconded by Cllr Jason Corban and unanimously agreed.
- ii) **To consider and authorise vires from Contingency / Reserves.** The vires were agreed to cover payments. This was proposed by Cllr Brian Hanks, seconded by Cllr David Arnold and unanimously agreed.
- iii) **To consider and authorise quote for second phase of tree work from Town & Country trees.** The quote was not authorised by the council. It was decided that clarity was required on what the quote actually covered. It was also stated by a member of the public that the company tasked with the tree works may be working to an incorrect TPO plan. The following questions would require answers prior to payments being authorised:

- What is included in the second phase and which work would be completed?
- Is replanting of new trees required when old trees are felled?
- If replanting is required is there a choice on the variety or replacement tree?
- Is the correct TPO plan being worked to?

The motion to defer authorisation on the second phase of tree works, until the required information was available, was proposed by Cllr Jason Corban, seconded by Cllr David Arnold and unanimously agreed.

#### 8. Staffing Matters. The Chairman stated that the Clerk's probationary review was now complete.

9. **Date of next meeting.** The next PC meeting would be held on Monday 7<sup>th</sup> March.

There being no further business the meeting closed at 20:53 hrs.



CLlr Caroline Maclean (Chairman)

7<sup>th</sup> March 2016

**Table 1**

Payments List - 17th February 2016

Payee	Details	Invoice Date	Amount	Cheque Number	Power to Spend
Calor Gas Ltd **	Gas Supply	21-01-2016	259.66	100054	LGA 1972 s133
City Fire Protection Ltd **	Fire Safety Inspection	02-02-2016	298.80	100050	LGA 1972 s133
HCI Data Ltd	Domain Renewal (VAT)	21-01-2016	13.95	100051	LGA 1972 s142
Payroll ** (part)	February payroll	-	1,254.82	100052 & 100053	LGA 1972 s112(2)
<b>TOTAL</b>			<b>1827.23</b>		

\*\* money to meet payment to be moved from Contingency budget

\*\* money to meet payment to be moved from Reserves