

Maugersbury Parish Council

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Parish Council Meeting Held on Monday 4 December 2023, 6.30pm At Stow Youth Centre, Fosseyway, Stow on the Wold, GL54 1DW

MINUTES

Present: Cllrs R Boyens (Chairman), V Jepson, H Totham and R Warmington

In attendance: Ms E Sajewicz (Clerk), Ward District Cllr D Neill and 13 members of the public

1. **Apologies:** County Cllr M MacKenzie-Charrington, residents Mr A Root and Mr S Meyrick.
2. **Vacancy.** It was noted that there is one vacancy on Council and residents are encouraged to consider coming forward to join the Council.
3. **Declarations of interest:** Members were reminded to declare any interests in items on the agenda as they arose. (Councillors with prejudicial interests must leave the meeting at the relevant time.)
4. **Minutes of previous meeting**
The minutes of the Parish Council meeting held on 18 September 2023 were confirmed as an accurate record and approved to be signed by the Chairman.
5. **County Councillor's report (Cllr MacKenzie-Charrington)**
Cllr MacKenzie-Charrington had given his apologies because he was attending two other meetings of parish councils that meet infrequently. His report had been circulated. Cllr Boyens said the Snow Plough Operator had reported that the grit bins are filled up and operable.
6. **District Councillor's report (Cllr Neill)**
Cllr Neill's report had been circulated. She reminded everyone that CDC's budget consultation was still open.
On planning, Cllr Neill said she was taking the Bayhill Oddington Road application to the Planning Committee meeting on 13 December. Updates about the Valley View and Byrig House applications are in her report.
Cllr Totham asked about the costs involved in setting up Publica and now reversing it, including the cost of consultants, and asked whether any savings had resulted while it was in existence. Cllr Neill said she would find out as much as possible.
7. **Stow Fair – to receive an update on the October event**
Cllr Boyens reported that the event had gone fairly well. Fouling had been a problem, and MPC would work to try to get Environmental Health onto it sooner.
Points of contact had worked much better and that approach should continue.
Cllr Neill said she had not arranged a post-fair meeting as there didn't seem to be a need this time. She would arrange a meeting about 6 weeks before the next event. Members were happy with that.
8. **Parish environment**
 - a) **Pound Lane junction – to receive update on options**
It was noted that Cllr MacKenzie-Charrington had asked for a fresh look at Options 1 and 2 in light of the possible availability of land that would allow for increased visibility splays for Options 1 and 2, and might put Option 2 back on the table. A response was awaited and Cllr MacKenzie-Charrington was chasing it.
 - b) **Highways work and any other work in the parish**
Cllr Boyens said the trees along Maugersbury Road had been chopped back to the verge, which was as much as GCC Highways could do, and it had helped a bit.
 - c) **Verge on the Burford road – update**
Cllr Boyens said he would be following up in the spring regarding the suggestion from residents that the verge be improved to make it suitable for walking.

d) Sewage flooding

Noted that MPC had written to Sir Geoffrey Clifton-Brown MP about sewage flooding in the parish, asking whether there were plans to increase the capacity of the Broadwell sewage treatment works, whether there were plans to increase the capacity of the pipe network between Stow and the Broadwell treatment works, why planning applications were being allowed when the sewage infrastructure did not have enough capacity, and what environmental monitoring was being done. A formal response was awaited.

Cllr Neill said one of the reasons for referring the Bayhill application was the concern about sewage.

e) Clean-up day

Cllr Boyens said conditions were too wet and the paper sacks wouldn't work. He and Mr Ricketts would blow the leaves onto the road when dry, to get it as clear as possible, and there would be no community clean up. It was hoped next year to get the street sweeper to come through, not straight after the October fair, but later so that it would remove most of the leaves.

9. Planning

a) To consider current planning applications

- i. **23/03518/FUL – Gray Cottage, 2 Chapel Street** – Addition of obscure window to rear

A member of the public spoke to say it was a well-prepared application.

It was agreed that Council has no objection.

- ii. **23/03444/FUL – 2 Rock Cottages, Chapel Street** – Demolition of conservatory and erection of single-storey rear and two-storey side extension, replacement of annex, erection of detached garage, fenestration alterations and associated works

The applicant was present and spoke about his communication with the neighbours. Asked about door glazing he said he would be happy for the door to look the same as the neighbouring ones. In response to a request from a member of the public, he said he would be happy to use the side area as much as possible during construction.

It was agreed that Council supports the application.

- iii. **23/03536/FUL – Land Parcel South of Meadow View, Stow Road, Bourton-on-the-Water** – Variation of condition 2 (occupation) to exclude pitch 4 from the condition of permission 22/03763/FUL - Change of use of land from equestrian to residential caravan site with provision of additional 3 traveller pitches (partially retrospective)

Members had not had time to look at the application in detail. It was agreed to finalise the response after the meeting. MPC would welcome residents' views before the deadline of 7 December.

b) To note decision notices received for the following planning applications:

Applica-tion	Address	Description	MPC Comment	CDC Decision
23/01986/ FUL	Willow Wood Farm, Wyck Hill	Demolition of existing buildings and erection of agricultural buildings with associated works	No objection	Permit
23/02256/ FUL	Sycamore Barn, Mangersbury	Basement extension beneath the west garden area and associated works	No objection	Permit
23/02257/ LBC	Sycamore Barn, Mangersbury	Basement extension beneath the west garden area and associated works	No objection	Permit

Applica-tion	Address	Description	MPC Comment	CDC Decision
23/02530/ TCONR	Parsley House, Maugersbury	Thuja tree of low amenity value to be cut down	None	Permit
23/02292/ FUL	Parsley House, Maugersbury	Erection of rear and side garage extensions, amend garage roof pitch and garage door. Erection of covered porch with double doors to main dwelling and amendments to fenestration. Increase size of extension approved under ref 23/01132/FUL	None (inquorate)	Permit
23/01986/ FUL	Willow Wood Farm, Wyck Hill, Stow-on-the-Wold	Demolition of existing buildings and erection of agricultural buildings with associated works	No objection	Permit
23/02671/ FUL	Heath Hill Bungalow, Stow Road, Bourton-on-the-Water	Demolition of existing dwellings and outbuildings and erection of 2 replacement dwellings and outbuilding, landscaping works, change of use of retained building to equestrian and other associated works	No objection	Permit
23/01924/ FUL	Number Four at Stow, Fosseyway, Stow-on-the-Wold, Cheltenham, Glos GL54 1JX	Erection of hotel extension, restaurant extension, porch canopy, additional car park, installation of ground mounted solar panels and associated works	No objection but requests re lighting and improving frontage	With-drawn
23/03019/ TCONR	Maugersbury Manor	G1 - Sycamore, Lilac and x2 Laurel - fell. T1 - Hazel - 2m overall crown reduction	None	Permit
23/03088/ AGFO	Farmland to Southeast of the Fosse Way, A429 Stow Road, Maugersbury, Stow on the Wold GL54 1JZ	Prior notification for the erection of a Dutch barn	No objection	Will require approval
23/03472/ TCONR	Parsley House, Maugersbury	Remove Sycamore to ground level	None	Permit

It was noted the date for the CDC Planning Committee to consider the Valley View application had been delayed. Cllr Neill said it was likely to be on 10 January 2024.

c) To receive update from Cllr Neill about caravans at Spring Bank

Cllr Neill apologised for the delay which was due to a change of officers in the enforcement team. She said a Contravention Notice was being served and it allowed 21 days for a response.

d) To raise the issue that CDC seems not to be following its own procedures and policies and MPC would like to know what measures CDC is putting in place to ensure in future this does not happen

Cllr Totham described a recent example where documentation relating to heritage had not been provided as part of the application, and this had not been picked up. Secondly in the list of Constraints, under "Listed properties within 50 metres" it said "Not available".

Cllr Neill said she had been told that this meant officers didn't think it was an issue for that application.

Councillors and residents expressed concerns about the lack of transparency with that approach, and said it should say either Yes or No, and the judgement as to whether it was applicable or not should be set out as part of the Officer's Report.

Cllr Neill said she would raise this with the CDC Head of Planning.

A resident had asked to speak on this item. His paper had been circulated and he ran through it expressing concerns about CDC's processes, encouraging residents to engage more with planning applications, and suggesting that MPC should take a more technical approach to planning applications involving listed buildings. He also suggested applicants be advised to discuss plans with neighbours before finalising their planning applications. Another resident expressed support for this suggestion.

Cllr Totham said it would be useful if CDC had basic guidelines on its website. She gave the example of trying to find out whether planning permission was needed to change doors or windows in a Conservation Area. She eventually discovered that the only way to get an answer was to send CDC a formal enquiry which would cost £75.

Cllr Neil said some people think their comments on planning applications are ignored but they are listened to, and planning officers know the sound planning reasons on which to make a decision. Cllr Neill suggested MPC raise concerns with the CDC Head of Planning, David Morren. She added that CDC officers could provide planning training.

Cllr Totham said it was not achievable for the parish council to have the necessary expertise or be in a position to get professional advice. That was the statutory role of CDC as the local planning authority. MPC would like CDC to up its game.

Cllr Warmington noted that in the Valley View application both sides had heritage experts, and said the planning authority should have an impartial expert. Cllr Neill said that was the Conservation Officer's role, but unfortunately in that case the officer's report had been very brief rather than going through the considerations point by point.

It was agreed that MPC would write to CDC's Head of Planning.

e) To ask Cllr Neill about the tree work consultation process because it appears to have changed

Cllr Neill provided some information for the clerk to read. *Post meeting note: Clerk sought clarification from Cllr Neill and CDC, who advised that CDC does not consult with the parish council if an application is for very minor tree works or if the proposed works are exempt from the need to notify (such as felling a dead tree).*

Cllr Neill gave an update about the Neighbourhood Plan consultation (see item 15), as she was unable to stay longer. She said Stow Town Council has submitted the Plan to CDC and CDC is consulting on it. Comments will go CDC and the Planning Inspector this time. The consultation is open until 5 January and residents are encouraged to comment.

Cllr Neill was thanked for attending the meeting and her contribution.

10. Report by any members who have had a meeting or attended any event on behalf of Council

Councillors had met with residents to hear their views about planning applications.

11. Finance

a) To approve payments as per the payment schedule

Payments were approved as per the payment schedule: Information Commissioner's Office fee £35.00; M Penfold grasscutting £210.00; Stow Poppy Appeal wreath donation £25.00; E Sajewicz clerk's salary £403.80; HMRC PAYE on salary £84.60; Centre 67 Youth Club hall hire £10.00.

Receipts in the period were £1162.00 precept payment.

b) To review and adopt proposed budget for new financial year effective 1 April 2024

The proposed budget had been arrived at following detailed consideration by Councillors prior to the meeting. Cllr Warmington said it provided for significant costs for defibrillator consumables that would be required in 2024.

It was resolved to approve and adopt the budget as proposed.

c) To set the precept for the new financial year effective 1 April 2024

It was agreed the precept for 2024/25 would be £5105.00. (This is £45.87 for a band D property, an increase of £3 per year.)

12. Defibrillator update

Mrs Warmington reported that the defibrillator had developed a fault, and it was hoped it could be replaced under warranty even though it was out of warranty. Mrs Warmington was thanked for her work looking after the defibrillator.

13. Community Infrastructure Levy (CIL)

It was noted that Council has £209.54 of CIL funds to be spent within 4 years, and that it was intended to use the funds to pay for another community training session on Cardiac Arrest and Defibrillator Use to be arranged for June/July 2024.

14. Polling District and places/stations review: To consider CDC consultation with a deadline of 12 December 2023

It was agreed no action to be taken.

15. Neighbourhood Plan consultation: To consider CDC consultation with a deadline of 5 January 2024

It was agreed Cllr Totham would look at this and resubmit MPC's previous comments subject to any changes made to the Plan as a result of those comments.

16. To note 2024 meeting dates: 4 March, 3 June, 9 September and 2 December 2024

Noted.

17. Request from Parish Snow Warden

When snow is forecast, would residents and visitors please park vehicles in driveways when possible. The snow plough is extra wide and this will allow the snow plough operator to clear the roads effectively.

18. Date of next meeting

Monday 4 March 2024

Meeting closed at 7.55pm.

Signed by Chairman: _____

Date: _____