

Stow on the Wold Town Council

Stow Youth Centre, Fosseway, Stow on the Wold, Glos, GL541DW

Clerk: Chris Franklin Phone: 01451 832 585

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Minutes of Planning meeting held on Tuesday 27th August 2013 in the Council Office.

Present: Chris Turner (CT), Alun White (AW), Robin Jones (RJ), Sue Green (SG), Mike Curtis (MC), Michael Moseley (MM), J Baggott (JB), C Ayres (CA), Joanna Neave (JN).
Members of the public, Sue Brawn, Mr Williams.

Apologies, Colin Smalley, Keith Cox, Simon Clarke.

<p>Minutes of Last Meeting Minutes of meetings 6th, 13th, 20th August accepted, all in favour.</p>	<p>Action</p>
<p>Matters Arising Letter regarding archaeology to be distributed to all Members. Latest Bovis plan details pedestrian access through gateway onto King George V Playing Field and not by a footpath alongside the A436 to the roundabout. AW updated the committee on the meeting held on 27th August with Mr R Eaton, CDC, regarding the S106 Agreement. The issue of additional parking was discussed with Mr Eaton, who felt this would be a difficult facility to acquire under the S106. The Town Council would be better placed to negotiate a Community Centre or a Medical facility. The matter of Ashton House was also discussed as it is already used for community purposes, if land could be acquired then this may be used for low cost housing. This to be pursued with GCC Councillors. MC enquired about the CDC New Homes Bonus and what implications it had for Stow, this scheme permits the Local Authority to give a bonus payment to the community when housing schemes are built in the area. The Bonus could be used for car parking or a community centre, STC to look into ways of securing bonus money. CDC felt that bidding for additional car parking would not be viable as the Bovis site would not significantly affect parking in the area. Sue Brawn mentioned the estate could be finished in fifteen years time, what impact would this have on the bonus scheme; the scheme itself is only expected to last two years.</p>	<p>Clerk</p> <p>Planning Com</p>
<p>Applications Pending 13/03472/FUL – 2 Beech Croft, Oddington Road. Erection of a detached dwelling. Council has no objection. 13/03451/FUL – Huntington Antiques, Church Street. Erection of a Single Dwelling. No parking allocation in the formal application, CA to look into this matter and advice committee in due course. Observations required by 12th September 2013.</p>	<p>CLERK</p> <p>CA</p>
<p>Application Notifications. 13/02998/FUL – South Hill Lodge, Station Road, erection of single storey extension. Application permits. 13/02736/ADV – Brett House, Park Street, erection of a fascia and hanging signs. Application permits. 13/02883/COMPLY – 7 Park street, erection of first floor balcony with spiral staircase, enlargement of first floor windows with Juliet</p>	

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<p>balcony and replacement chimney. Application permits. 13/02610/LBC – Park House, 8 Park Street. Re-build chimney. Application permits.</p>	
<p>Ashton House. No further updates at this time. Meeting to be arranged with County Councillors Nigel Moor and Ray Theodoulou to discuss this matter, CT, AW, JB and possibly MC to attend; Lady Ashton to be notified of meeting.</p>	<p>CT,AW,JB,MC</p>
<p>Bovis Update CT mentioned that it is important that the S106 is negotiated even if Bovis site rejected. If facilities are secured through S106 Funding then they must be completed within five years, if not completed then S106 monies are withdrawn. The recent Arupp Report gives costing information for facilities, however a consultant maybe required to assist STC in this matter; costings have to be submitted with the S106. If the S106 is not submitted then the Inspectorate will not give S106 Funding, STC must ensure a S106 is submitted in time. The recent objections must be summarised and submitted to the Inspectorate, CDC have to present all the objection documents to the Inspectorate. Sue Brawn has put in a further objection following the White Report 2002, which deals with open spaces. CDC were appreciative that the White Report had been referred too. The recent Highways letter of objection was read out, JB has raised some points regarding this letter (copy attached), CA will look into and draft a reply. AW to draft up a letter to support Sue Brawns letter of objection. AW mentioned STC will require professional advice to assist with the S106 which will require a fee. Mark Chadwick, Hunter Page, has been approached regarding S106 and mentioned the site could be less dense. Mark Chadwick advised that Mr R Eaton of CDC could give advice, however with CDC workload this would not be possible. AW mentioned that a sum of £5k should be made available for a consultant to compile the S106 document, this to be ratified at next Full Council Meeting.</p>	<p>CA AW</p>
<p>Proposal: CT proposed £5K for Consultants fees, seconded RJ, all in favour accept AW who abstained. Consultants Brief to be prepared before consultant is appointed. AW mentioned STC can be part of the enquiry with a Barrister or present the case itself, R Eaton mentioned that STC should not be part of the enquiry as cross examination by Bovis will take place. Lucy Wotton is the Case Officer but the Inspector has not been appointed as yet. RG mentioned the difficulties lorries will have negotiating the narrow roads and there will be disruption with delivery vehicles. There are basically three items that can be raised in the S106.</p> <ol style="list-style-type: none"> 1) Piece of land for low cost housing. 2) Community/ Medical Facility. 3) Parking, this could be difficult to negotiate. 	

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Letters

None received

Site Inspections

None taken place.

Surrounding Parish Councils

Planning Meeting to be moved to Thursdays, possible employ a temporary short hand typist.
Maugersbury area, possible ten houses/Medical Centre with three hundred parking spaces.

Meeting closed 8.40pm.

Next Planning Meeting 10th September 2013, 7.00pm

For the Attention of Robert Eaton – Cotswold District Council

27th August 2013 – Draft for Consideration

Many thanks for taking the time to discuss and advise us today with regards to S106 agreements.

You very kindly gave us a copy of County Highways' latest response of 9th August, with regard to various highways matters. We did, at the meeting, point out that Bovis had re-submitted a site plan and roundabout, which shows a pedestrian access from the site through to the playing fields, accessing through an existing gate onto the Oddington Road. This proposed access is across a corner of the King George's Playing Field and Bovis have no possibility of this access to the field ever being available to them and furthermore, the Fields in Trust would never allow such access in the future. It is also clear that County Highways have made further mention of both this access and a proposal by Bovis to incorporate an informal footpath across the site. They have been clearly told by Slow Town Council that such access and the proposed footpath are not an option that is available to Bovis. Any such reference should be removed by the applicant and County Highways should be fully aware that such access is not available.

A copy of this will be sent to Colin Brown of County Highways and also to Bovis.

+ Fields in Trust