



Stonehouse Town Council

Town Hall, High Street, Stonehouse, Gloucestershire GL10 2NG

MINUTES (subject to agreement at the next Town Council meeting) OF A MEETING OF STONEHOUSE TOWN COUNCIL HELD ON MONDAY 10th MARCH 2014 COMMENCING AT 7PM IN THE TOWN HALL, HIGH STREET, STONEHOUSE.

Present: Chairman/Town Mayor Chris Brine
Vice Chairman Simon Lewis
John Aldis, David Drew, Roger Govier, Gary Powell, Vicky Redding,
Clare Sheridan, Paul Stephens, Pam Swain, Theresa Watt, Rob Waite

Also Present: Town Clerk Gill Jennings, County Councillor Lesley Williams,
District Councillor Mattie Ross, 19 members of the public
Kate Wilson (Stroud News & Journal)
Brian Ireland (Village Agent)

TC1432 To Receive Apologies for Absence

Apologies were accepted from Councillor Howard & Councillor Kambites

TC1433 Declarations of Interest

Members are reminded of their obligation within the requirements of the Adopted Model Code of Conduct, to declare personal or disclosable pecuniary interests where applicable

Councillor Aldis declared an interest in TC1440 in so far as it related to Psalms

Councillor Waite declared an interest in K3/108, TC1441 as a member of ERCP

Councillor Drew declared an interest in K3/107 as a member of Stroud Valleys Project

TC1434 To Agree the Minutes of the Town Council Meeting held on 27th January 2014

The Minutes were agreed as a true record

TC1435 Adjournment for Public Participation (to a maximum of 15 minutes)

Brian Ireland introduced himself as the new Village Agent for Stonehouse and the Stanleys. He was now operative and willing to assist vulnerable and elderly parishioners to live independently at home. His contact details would be made available to the office.

Rick Jordan/Malcolm Francis/Anna Creed representing ERCP asked the Council to support the Project whose aims were to save the cherished building and restore it to a multi-functional facility. The Project felt it was not acceptable to lose another facility in the town, particularly one which was in the centre of the community. The other concern raised by residents was the loss of play space and they objected to the prospect of houses adjacent to the school. Malcolm Francis assured the Town Council that the Project Group did not expect funding from the council. Anna Creed suggested that the Town Council needed to show that they were listening to the electors on this issue.

TC1436 Ship Inn Site

To consider the response of Stroud District Council (Minute TC1422)

The District Council had advised on 4th February that they had been over optimistic in trying to get back to Committee by the 27th March. They were considering the appointment of an agent and confirmed that the site would be marketed for long enough to properly test the market although they could not commit to how long that would be.

Councillor Drew proposed that the Town Council seeks further information and involvement in the process. This was seconded by Councillor Waite. Agreed by Council.

TC1437 To Receive Minutes of the Development Control Panel Meeting held on the 10th February 2014

The Minutes were noted.

TC1438 To Receive Minutes of the Regeneration & Environment Committee Meeting held on the 10th February 2014

Members may address questions to the Chair

The Minutes were noted. Councillor Drew requested that the Committee progress Lorry Watch (K2/97) as a matter of urgency. Councillor Aldis commented that it was disappointing that there was no commitment from First Great Western to engage with Adopt a Station.

TC1439 To Receive Minutes of the Neighbourhood Plan Working Group held on the 7th February 2014

Members may address questions to the Chair

Councillor Sheridan advised the Council that the Workshop Event date had been changed to 10th May. Councillor Drew asked why the Community Development Fund did not fund the Administrator and expressed his concern that the experts employed might not carry out the specialist work required. It was explained that the Fund was meant for expert advice and materials and the Town Council had included the costs of the Administrator in the budget for 2014-15 as administration was expected to be provided by the Town Council.

TC1440 To Receive the Minutes of the Amenities & Recreation Committee Meeting held on the 17th February 2014

Members may address questions to the Chair

Councillor Aldis explained that due to the wet weather of late the landscaping to the skatepark and external finishing to the youth centre was in abeyance. The young people seemed to be enjoying the facilities nonetheless.

For Resolution:

K3/107 Court View - That the Council withdraws from any obligation under the S106 agreement. This item was debated. Councillor Drew questioned why SVP were not being given an opportunity to work to the agreed plan. The Clerk explained that a meeting would take place between the Council and SVP to go through the ecological scheme.

Councillor Drew was advised by the Clerk that the District Council had already been approached for assistance in enforcing the S106 agreement but had declined to assist. Councillor Drew did not accept this. He was concerned about fly tipping.

Councillor Watt proposed/Councillor Waite seconded that the Resolution be set aside and Stroud District Council be asked to enforce the agreement. This Resolution was carried by majority vote.

TC1440 (continued)

For Resolution:

K3/108 Oldends Lane - That the Council engages with Ark Consultancy in scoping the site for redevelopment

This item was debated. Councillor Drew/Councillor Waite/Councillor Stephens were not keen on seeing housing development on the site. Public questions interrupted the debate.

Councillor Powell proposed, Councillor Aldis seconded that the Council engages with Ark Consultancy in scoping the site for redevelopment. This Resolution was carried by majority vote with 3 abstentions.

K3/108 That the Council does not take on the Lease of the community space within the Elm Road development (Council has been asked by developer for an answer)

Councillor Waite commented that the details of the Lease were not known. Councillors agreed that the developer was trying to cover all bases in the planning process. There were no details of the lease terms, and the Council in debating item TC1441 would have an interest in this item if they became leaseholders.

Councillor Powell proposed, Councillor Lewis seconded that the Council does not take on the Lease of the offered community space.

TC1441 Elm Road Planning Application – S.13/1267/FUL

Council to consider the current planning application.

Councillor Drew withdrew from the meeting. Councillor Paul Stephens commented that in his view the developer had not overcome the objections in the Appeal decision in particular there had been no consultation on partnership funding.

Following debate the Council responded by expressing their support to the protection of the play space and the Project aims.

Councillor Watt proposed, Councillor Sheridan seconded that the Council repeats the comments on the previous application, reinforcing the need to protect the open play space.

Councillor Mattie Ross reminded the public and Councillors present that they could attend the planning meeting at District Council and make representations.

TC1442 To Receive the Minutes of the Finance & Strategy Meeting held on the 24th February 2014

Members may address questions to the Chair

Councillor Drew asked whether the LCTS was the money which the District Council had originally said they would not pay to the Town Council. This was confirmed as correct.

For Resolution

K1/95.2 That the Council holds the 2013-14 Local Council Tax Support on Earmarked Reserves to discount future budgets to keep the precept down

Councillor Watt proposed, Councillor Powell seconded that the funding was retained on an Earmarked Reserve as local council tax support to hold the precept down in coming years. This Resolution was carried.

K1/95.4 To accept the updated Financial Regulations for adoption at the next Town Council meeting. Councillor Watt proposed, Councillor Lewis seconded. This Resolution was carried.

B/F

TC1443 To Receive Brief Reports from County/District/Town Councillors

County Councillor Lesley Williams explained that the living wage policy has now been adopted and would supplement those who have the least money and provide support for young people entering work from school. Elected members will have £20,000 to spend on highway improvements and £5000 for youth work and she would listen to the Town Council's requests for funding. She urged councillors to view the changes at Maidenhill School at the open morning/evening events.

District Councillor Mattie Ross recently made a tour of new build sites including Wharfedale Way which is being reconfigured. The sheltered housing review is coming to a conclusion with input from the County Council and funding is being sought. Councillor Ross stated that it had been a pleasure to Chair the Housing Committee this year and see the positive changes including the supply of renewable energy to many homes. She stated that in relation to Elm Road development the Government were making it very hard for the planning authorities to make local decisions on planning applications and the District were hard pressed to avoid appeals which might be lost.

Councillor Brine expressed his concern that the County Council were proposing to paint the bus shelters in the High St and not replace them. Cllr. Powell remarked that the shelters were at least 30 years old and in terrible condition, if repaired would they stay that way and be forgotten about. County Councillor Williams had arranged for some "mock-ups" of what the shelters might look like if repainted but would discuss further with Jonathan Roberts to find out what budget was available.

TC1444 Finance

1. To agree payments to date in March – **Payments totalling £9297.06 were agreed.**
2. To agree additional costs for modification of the fire exit ramp (Youth Building) **The Council did not agree this expenditure. Councillor Brine and Councillor Aldis were delegated with a responsibility to engage another contractor at an unspecified reduced price.**
3. To agree a revised Fixed Asset Register prepared by the RFO – The Items on the Asset Register were agreed with a value of £1,372,775

TC1445 Standing Orders

To receive amended Standing Orders and to accept a Motion to move these to the next ordinary meeting of the Town Council for adoption

Proposed Cllr. Watt, Seconded Cllr. Powell. The Council agreed the Motion B/F

TC1446 Standish Hospital Site (For Information Only)

The response from Stroud District Council states that in 2005 District Councillors did not feel the site would benefit from protection as employment land and was therefore not mentioned in the Local Plan 2007 or the current draft Local Plan. A report from the Public Meeting held on the 13th February has been circulated which indicated that the site might be passed to the Homes & Communities Agency. The Planning Officer attending the meeting had given assurance regarding retention of the listed buildings and landscape qualities. Housing 21 was proposing housing, with some units for the over 55s, part use as a hotel.

Councillor Drew stated that he was pleased that Housing 21's proposal was still an opportunity and he would continue to liaise with Standish Parish Council as the matter progressed to examine the wider implications. It was agreed that this item would continue to be raised under Regeneration and Development Committee.

TC1447 Further Matters of Information

1. The County's Flood Risk Strategy is available at <https://gloucestershire-consult.objective.co.uk/portal/emergencies/flooding/flooding>

TC1447 (continued)

2. Oldends Lane will be closed at the level crossing from 22.00hrs on 26th April 2014 to 06.00hrs on 5th May 2014. This is to allow for works by contractors working on behalf of Network Rail to enable them to re-locate the crossing barrier machine to increase the width of the footway for pedestrians. **The Town Council is to request that the road closure is adequately signposted from Junction 12**

3. A consultation document has been circulated regarding the Local Audit and Accountability Act - Openness of Local Government Bodies
For discussion by Finance & Strategy

TC1448 Dates of Future Meetings

Items for discussion may be suggested:

24 th March 2014	Development Control Panel	6.15pm
24 th March 2014	Regeneration & Environment Committee	7.00pm
31 st March 2014	Staffing Committee	6.30pm
31 st March 2014	Amenities & Recreation Committee	7.00pm
14 th April	2014 Finance & Strategy Committee	7.00pm
