



Taynton Parish Council
The Annual Meeting of the Parish Council
Thursday 15th June 2023 19.00hrs
Taynton and Tibberton Village Hall

Present: Cllrs D Sillince, Jo Burston, J Smerdon, D Radford and K Marsh

In Attendance:

Jo Badham Clerk
Cllr Julia Gooch District Councillor
Cllr Gill Mosely District Councillor
16 members of the public.

Public Forum – Members of the public may make representations, ask questions and give evidence at a meeting in respect of the business on the agenda by invitation of the chair.

The Chairman welcomed the public and invited members to raise matters of interest.

1. To elect the Chairman of the Council and to receive the Chairman's Declaration of Acceptance of Office.

Councillor D Sillince was duly appointed Chairman.
Proposed Cllr K Marsh, seconded Cllr David Radford.

2. To elect the Vice Chairman and to receive the Vice Chairman's Declaration of Acceptance of Office.

Councillor J Smerdon was duly appointed Vice Chair.
Proposed Cllr J Burston, seconded Cllr K Marsh.

3. To receive apologies for absence.

Councillor J Hudson.

4. To receive any declarations of interest from members and to consider any dispensations required.

Councillor K Marsh declaration on the planning application P0329/23/FUL due to being a close neighbour and requested a dispensation to talk as a member of the public.

5. To approve minutes of the meeting held on 11th May 2022

Proposed Cllr D Sillince, seconded Cllr J Smerdon.
Minutes approved.

6. To approve minutes of the meeting held on 1st March 2023

Proposed Cllr D Sillince, seconded Cllr D Radford.
Minutes approved.

7. To receive District Council's Report.

Cllr G Mosely – 15 Green Councillors in office and majority, changes to Committees. Gill no longer the Chair of the Scrutiny Committee, however Vice Chair on the Planning Committee. Julie Hudson Licence and Deputy for planning. **There were only 2 contested elections in the district.**

Cllr J Burston asked Cllr Mosley if there would be changes to planning due to the Greens in office. A. This is hard gauge and depends on the officer reviewing and statutory consultees.

8. To receive County Councillor's Report

No report received.

9. Financial Matters:

9.1 Council to accept the financial statement.

Financial Statement received and approved.

May Expenditure

£204.47 Clerk wages

June Expenditure

£204.47 Clerk wages

£2800 TRO Project

Balances £11449.38

Income £3750

Expenditure £3208.94

Balance May 30th £11990.44

9.2 Proposed expenditure. June, July, August, and Sept

Proposed expenditure received and approved.

Ser	Item	Expenditure	Income
1	Clerk Salary	817.88	
2	HMRC	408.00	
3	Payroll	28.85	
4	Hall Rentals	40.00	
5	Insurance	152.62	
7	Transfer of funds		100.00
TOTAL		1447.35	100.00

9.3 To consider matters relating to year end accounts, external audit and the Annual Governance and Accountability Return (AGAR)

(a) To receive and approve the 2022/23-year end accounts

Received, signed, and approved.

(b) To approve Section 1 of the Annual Governance & Accountability Statement

Received, signed, and approved.

(c) To approve Section 2 of the Annual Governance & Accountability Statement

Received, signed, and approved.

(d) To confirm the dates for the exercise of public rights

Received, signed and dates approved for publication.

Action: Clerk to publish dates on website and send financial reports to PKJ Littlejohn Auditors.

10. Planning:

10.1 Planning Applications

P02061/21 Land at Moat Farm, Newent. Solar Farm with electrical generating capacity of up to 49.9MW together with associated equipment, infrastructure and ancillary works. OBJECT

P0265/22/FUL Land at Highleadon (Solar Farm Scheme) OBJECT

P0329/23/FUL Parcel of Land to North West of Longcroft, Moat Lane. Change of use of land for the erection of a wooden structure for commercial use and the creation of a farm shop. OBJECT

Public Forum total 15 minutes, 3 minutes per resident. Members of the public were invited by the chair to make representations, ask questions, and give evidence at a meeting in respect the business on the agenda.

Councillor K Marsh excused himself from the forum, disclosing an interest as he is a close neighbour of the applicant.

Residents have sent in objections to the planning officer, and these have been published on the portal. Four residents read out their submissions and these concerns have been included in the minutes as below:

- Noise from customers and deliveries. Potential for long distant deliveries for goods to be sold because of the need for resources and goods from a wider area.
- Change of use from agricultural to commercial use unnecessary
- Location not suitable; the trees are absent from the plans.
- Need for a full business statement.
- 10% of residents would use the shop.
- Documentation submitted by the appellant were not appropriate plans.
- The appellant's father stated that the application is an initial plan. There is going to be no cutting down of trees, all goods sold will be sourced locally and they produce own, eggs, beef and pork. The idea is to sell it from "the door" which the Government is encouraging farmers to do, to help the community.
- There is no consideration of the type of materials to be used, disabled access, how to deal with foul waste, footings, structure for the shop.
- Concerns due to bats and no details on the type of external lighting.
- Safety concerns with horse riders using the lane, cyclists and children with the increased traffic. Can the council request Highways visit the site?

The TPC will send the following comments to the Planning Department. (The paragraph numbers below, refer to the paragraph numbers in the comments of 22.5.2023 on the Planning Portal).

Re: Para 1

Taynton is outside the Development Area and is classed as Open Countryside. Paras. 6.2 and 7.75 of the FoDDC core strategy and Para. 130 of the National Policy framework, all emphasise the need for any new development to be sympathetic to the existing landscape character.

We would emphasise that moving the proposed building to the east of the field entrance, or closer to the existing house and buildings, would be much more sympathetic to the immediate area and residents, if permission were given.

Re: Paras 4 & 5

These should be covered by appropriate building regulations.

Re: Para 6

The provision of a WC should include its use by the public. The proposal as presented shows no details of disposal of foul water from the septic tank/digester. The existing pond (which must be reconstituted) should not be used for foul water drainage, nor of storm water disposal, which should require dedicated appropriate soakaways.

Re: Para9

The PC would add to this paragraph, that an application without change of use to commercial land would be better. If change of use is permitted, we feel that it should be temporary, limited to this application only and allow no further expansion e.g., inclusion of a cafe.

Council objected on 22/05/23 to the proposal in its present form, to the Planning Department.

Although additional plans were submitted on 01/06/23, they remain of poor quality, have slightly more but still insufficient detail.

15/06/23

Council agreed to ratify their comments on the Planning Portal of 22/05/23 and will add the additional points above. They ask for the application to be considered by the Development Committee.

Proposed Cllr J Smerdon, seconded Cllr D Radford. Approved.

P0429/23/AG Agricultural and Forestry Development. Proposed site of new agricultural building Taynton Court Farm, Kents Green. NO OBJECTION

P0581/23/FUL Peacock Cottage, Ganders Green May Hill. Erection of garage and workshop with annexe accommodation above (resubmission).

An upper floor annex does not appear to be ideal accommodation for a disabled elderly parent. There is no information about kitchen/bathroom provision in the annex, no drainage details and no information about how the building will be heated.

A Juliette balcony is specified but no details have been provided in the floor plan drawing. If the Local Planning Authority is minded to approve this application then a condition should be added to ensure that the annex does not become a separate unit of accommodation.

The biodiversity self-assessment does not appear to reflect conditions 'on the ground'. Hedgerows, broad-leaved woodland and a large pond (all within close proximity) are not acknowledged on the form. The application should be supported by a preliminary ecological appraisal prepared by a qualified ecologist.

10.2 Decisions

P0429/23/AG Agricultural and Forestry Development. Proposed site of new agricultural building Taynton Court Farm, Kents Green. PERMITTED

10.2 Appeals/Enforcements
None to date.

11. Grant RJ Cook Trust

Council agreed to and approved to apply for grant for a noticeboard. **Action: Clerk to contact solicitors dealing with the trust.**

12. Correspondence

- Followed up with Highways the sleepers on the road at Hown Hall, on the 15/05 and again on the 25/05/23. **Action: Clerk asked for photos and will follow up with Highways.**
- Highways are dealing with the ditch at Moat Lane that flooded in May following heavy rain.
- Gloucestershire County Council have not been very helpful with the researching of common land. **Action: Clerk to research on Land Registry Portal on land ownership.**
- Clerk received a request from Tibberton School for fans. This was declined due to Tibberton not in Taynton Parish and TPC feel that this is an issue for the Education Department at Shire Hall to deal with.
- Elgin Energy request for a meeting concerning their application for a solar array at Moat Farm, Newent. Council decided not to agree to a meeting, as there had been no response from developer to TPC comments in March 2023 to the planning application. **Action: Clerk to contact Elgin Energy informing them of this.**

13. Residual Items

- Resident to submit costing to make a bench for the PC. **Action Clerk to add September meeting for approval.**
- Barefoot and Bower erected a sign for their holistic event.

14. Proposed dates for ensuing year.

Wednesday September 13th 7.30pm

Wednesday December 13th 7.30pm

Wednesday March 13th 7.30pm

Wednesday May 8th May 7.00pm Annual Residents Meeting and Annual Meeting of the Parish Council

All dates approved. **Action: Clerk add to website and in the village link.**

Meeting closed @ 20.30hrs

Signed.....

Date.....

Chairman Cllr David Sillince