

## Parish Council Meeting - Minutes

Recorded by: Amanda Rossiter, Parish Clerk

Date: 14th June 2021

Meeting Commenced: 19:30

Meeting ended: 21:40

Present:	Jane Burton (Chair) Tim Andrews Keith Larkin Dave Palmer
District Councillors:	George James Catherine Braun
County Councillor:	Lynda Cohen
Clerk:	Miss A Rossiter
Other:	Three members of the public

### Items

#### 1. To receive and accept any apologies for absence

Apologies were accepted from Cllrs Purnell, Symons, Hay and Tucker

#### 2. To invite and receive any declarations of interest

None Received

#### 3. To receive and approve the minutes of the council's May 17th meeting

(Previous minutes are available to view on the Parish Council website)

A Cllr noted that minutes should reflect a complaint raised within clerk's report to the council. Clerk confirmed that the member of public had requested that their comments were only mentioned within the report and not minuted formally. Minutes agreed.

#### 4. Meeting for public discussion and questions (Open to members of the public to raise issues)

Member of public wished to comment on agenda item 7a and noted that the application was intended to be used for secure storage and potentially workshop space, but not for any livestock or fodder. The member of public offered to answer any questions the council or public had on the application, however, no further questions were raised.

A member of public unable to attend the meeting had sent an email to the council raising comment on item 7a as follows:

"wish to note comments on the application for an additional agricultural building the same size as the existing newly constructed barn on the same site. Access to the area is limited and additional agricultural machinery routinely accessing via this site could cause considerable disruption (noise, obstacles, deterioration of road/edges due to heavy machinery) and risk to residents, walkers, and equestrian community that use these lanes. The use and future expansion of this site are unclear and we would be concerned if significant increase in activity at this site."

Member of public unable to attend the meeting had sent an email to the council raising comment on items 9 and 11 as follows:

Item 9:

1) North Nibley is shown as a 3b settlement as before. I think, however, that the statement about access to key services being good is overstated when a single bus service travels through the village once every two hours and not after 18:20. Looking at other areas in the district plan think 'fair' is the correct terminology.

2) It is also stated that it [North Nibley] has a basic retail role (a village shop) but in reality it is open over a limited period. For comparison Coaley and Horsley are both

described as having - a community run village shop. Although they do both appears to be open 7 days a week. I think stating a part-time community run village shop would be more accurate but that may not fit within the SDC pre-defined terminology that appears throughout the document.

item 11:

There has been a reduction in the amount of parking on the B4060 when compared to the height of lockdown. Parking on the thin slice of highways verge to the east of the B4060 has reduced the amount of inconsiderate parking seen on the pavement and outside Treggudar

## **Public Session Closed**

### **5. The Council to receive the following reports from councillors.**

#### **a. Written report from district councillors**

No additional comments from North Nibley Parish Council  
Cllr Braun noted that committees are just starting up again following elections and there will likely be more meaningful reports to come

#### **b. Written report from county councillor**

No additional comment from North Nibley Parish Council  
Cllr Cohen echoed Cllr Braun's earlier comment

#### **c. Verbal reports from parish councillors**

No reports

### **6. To note any matters arising from the meeting held in May's meeting and not covered by agenda items**

**(item for information only - covered in clerk's written update)**

Clerk reported on Play Area progress status

### **7. To consider and comment upon the following planning application(s) / appeal(s):**

#### **a. A S.21/1084/FUL - Lot 3, Millend Lane, North Nibley, Gloucestershire - Provision of agricultural building**

During consideration of the application it was noted that the proposal would result in 3 barns on the holding. The reasons given for the need for the proposed barn were very similar to the reasons given for the barn already approved under prior approval procedures on the south side of Doverte Brook ( S.20/2158/AGR ). Comments from members of the public both in person and via email were also noted.

After full discussion and consideration it was proposed that the Council object to the application as the case had not been made that the barn was essential to the maintenance or enhancement of a sustainable farming enterprise and was therefore contrary to Local Plan Policy CP 15. Concern was also expressed regarding increased traffic in the adjoining narrow lanes. The proposal was voted on with three votes for and one abstention.

#### **b. S.21/1339/HHOLD - 2 Burleigh Cottage, Nibley Green, North Nibley, Dursley - Extension to detached garage**

In discussion Councillors noted that the proposal relates to a freestanding garage building within its own separate curtilage away from the main residence. Concerns were expressed regarding the scale of extensions propose including extra first floor accommodation and incorporation of dormer windows which creates a residential appearance. It was considered that a home working office could be accommodated by smaller scale extension at ground floor only. Concerns were also expressed regarding potential separate residential use of the building.

It was resolved to object to the application on this basis but with the request that should Stroud be minded to approve the application conditions should be imposed that the building should only be used as a garage/ home office ancillary to the main residence 2 Burleigh Cottage and not as separate accommodation or for any business or residential use.

**c. S.21/1274/HHOLD - Waterley House, Waterley Bottom, North Nibley, Dursley - Single storey extension to the existing building to re-organise the entrance sequence into the property, as well as creating additional storage for maintenance vehicles/equipment and a family summer room**

It was noted that a similar proposal already has planning permission granted in 2016. This proposal retains the single storey garage/ utility room at the front with a remodelling of the proposed accommodation at the rear covering a similar floor space.

Concerns were expressed regarding the proposed materials in particular the proposed dark green roofing panels and timber boarding on the front elevation abutting the front elevation of the existing house which are not sympathetic to the character of existing house.

It was proposed that the Council raise no objection to the proposed extensions but express concern regarding the proposed materials and request more sympathetic materials be required in particular adjoining the front elevation of the house. The proposal was agreed by unanimous vote.

**8. The council to note the following planning application / enforcement decision(s)**

**a. S.21/0474/FUL - Waterley House, Waterley Bottom, North Nibley, Dursley - Alterations to field access and creation of private way - Permitted**

Noted

**b. S.21/0944/FUL - Land At Meadow Breeze Farm, Bournstream, Wotton-Under-Edge, Gloucestershire - Retention of an agricultural dwelling (C3) approved under temporary permission S.17/2688/FUL - Permitted**

Noted

**9. To consider and comment on the Stroud District Local Plan review**

Councillors took turns to discuss the SDLP and commented that a number of points required further review before a comment from the PC could be submitted. District Cllr Braun advised that an extension to the deadline would be offered and with this in mind it was agreed that the review would be added to the July agenda and that both cllr Lakin and cllr Andrews would send notes to the whole council to review in readiness for discussion and agreement on final wording at the July meeting.

**10. For discussion by the Council, consideration of adopting a protocol on discussions and meetings with developers**

After a discussion it was agreed that the council would look to adopt a relevant protocol. Cllr Andrews has spoken to GAPTC and has two example protocols to base a NNPC specific policy. It was agreed that Cllr Andrews would circulate a proposed protocol and an accompanying addendum to the full council in advance of the July meeting when this will be reviewed for agreement.

**11. To discuss parking around cemetery and bottom of Wood Lane and agree any actions following Cllrs attendance to Police Zoom Talk**

A discussion took place around possibility of applying a bylaw and if there were unexplored avenues for the council to consider. Cllrs and clerk recalled actions taken and information on restrictions received so far. It was agreed that Cllr Symons would

raise the concerns and potential for a bylaw in his planned meeting with Paul Helbrow of Highways.

**12. To receive correspondence from PCC re Yew Tree in Church Yard and agree actions**

The council considered a request to have the Yew tree removed from the church yard and agreed that the PCC could do so. NNPC has already removed potentially dangerous limbs to meet the council's safeguarding responsibilities.

**13. To receive an update on Cemetery Rate Valuation**

Clerk confirmed that the valuation office agency is aware that their original correspondence was sent to the incorrect address and have confirmed that the PC will not receive a fine for late returned information. Form to be completed and sent to VOA.

**a) Item 18 brought forward at discretion of Chair.**

**The council to receive and approve a written cemetery report**

- i. Cllr Palmer will instruct specialist to control badger concerns
- ii. Cllr Andrews to review rabbit population within cemetery
- iii. Application for bronze plaque 6"x4" to be placed on wall of the remembrance garden agreed
- iv. Cllr Palmer confirmed that parishioner has said consideration of replacing flowers is not necessary

**14. To discuss the pathways used by mountain bikers and agree any actions**

The council discussed concerns over the clash of walkers and bikers (and horse riders) when using the footpaths and bridleways within Nibley woods. Cllr Andrews will talk to local youth riders and discuss using their social media presence and credibility amongst bikers to help promote awareness of and consideration to walkers. Clerk to write a post and email to council to agree wording before sharing with mountain biking facebook groups.

**15. To receive an updated timeline for review of policies and procedures to be agreed for 2021/22 and agree any policies and/or procedures to be reviewed in June 2021**

Councillors proposed that procedures to be reviewed in March 2022 should be shared across more than one month, but agreed the timeline on the basis that these amendments are made.

**16. To receive an update on NNPC insurance policy and agree any actions**

Clerk advised that due to the insurance needing to be renewed before the date of the June meeting she had instructed Came and Co. to instruct their recommended insurer to commence the policy. The council agreed with the action taken. It was noted that a long term policy was not financially viable at this time, but Came and Co. will review this when the new 12 month policy with PEN expires.

**17. Parish council finances**

**a. To receive update on new account opening and note that North Nibley United Charities funding is currently being held in the PC account until Lloyds bank resume their account opening services and that this funding is not to be included in audit**

Still unable to open account, location of funds noted and excluded from audit.

**b. To agree and pay clerk's wages 17th May to 13th June (£477.84)**

Agreed

**c. To agree and pay clerk's quarterly allowances (£100) agreed**

Agreed

**d. To agree timeline for review of financial matters in-line with audit regulations**

Clerk has adopted timeline used by internal auditor and will send to councillors for review as only half of the council present at meeting

**e. To review payment schedule for June 2021**

Agreed - Schedule includes above agreed payments only

**18. The council to receive and approve a written cemetery report**

Item covered in agenda item 13(a)

**19. To receive for information details of any correspondence received (written report supplied by clerk)**

No additional correspondence reported

The next Meeting of the Parish Council will be on 5th July 2021 at an earlier time of 7:00pm

DRAFT