

North Nibley Parish Council Meeting - Minutes

Recorded by: Clerk

Date: 3rd July 2024

Meeting Commenced: 19:30

Meeting ended: 21:30

Present:

| | |
|------------------------------|---|
| Parish Councillors: | Lisa Carr (Chairperson) James Smith (Vice-Chairperson) Liesl Smith George Harper Roland Brown |
| District Councillors: | Gareth Kitchen, Linda Cohen |
| County Councillor: | Linda Cohen |
| Clerk: | Mandy Rossiter |
| Other: | 6 members of public |

Agenda Items

1. To receive and accept any apologies for absence
Councillor Braun was unable to attend
2. To invite and receive any declarations of interest
Councillor Brown – Has a non pecuniary interest in item 7d and will refrain from discussing or voting
Councillor Carr – Has a non pecuniary interest in item 7b and will refrain from discussing or voting
3. To receive and approve the minutes of the council's June 2024 meeting
The minutes were approved as an accurate record and signed by the Chairperson.
4. Meeting for public discussion and questions
Applicant of Planning Agenda Item 7e attended to enable Parish Council and public to ask questions. Applicant advised that they are working with enforcement officers following actions from previous landowner and have cleared all but one of the requirements. Applicant expressed that they don't want to undermine the community relations or the aesthetic of the valley.

Church Warden attended to discuss the closed churchyard and the mowing regime. Also has some eco system and conservation plans. The Parochial Church Council have expressed that they will be happy to advise and support with the Parish Council biodiversity plan, masonry works and funding.

Action – Clerk to contact TW Hawkins to re mow the wild flower area they strategically left as there are July and August weddings

Applicant of Item C provided and in-depth report of the works involved in their planning application and the reason for the requirement. Applicant provided a report answering concerns following the pre-application refusal.
5. To receive and approve applications for co-option (if any)
One application was received. The council resolved via vote to co-opt Deborah Artingstall.

Action – Clerk to send introductory information and training dates

Action – Clerk to continue to promote existing vacancy online and in OTE

6. The Council to receive the following reports:

a. Written report from district councillors

District Councillor Gareth Kitchen summarised the report headings and highlighted the following parts of the report:

- Housing
- Outdoor Seating Laws for Businesses
- Pre-Planning Application advice from District Council

The District Councillor report has been shared on North Nibley community facebook page and will be uploaded to the Parish Council website

b. Written report from county councillor

County Councillor summarised her report and highlighted the following:

- Road works signs mostly collected following report at last Parish Council meeting
- HAF/HAP activities available to book online
- Mental health initiatives / Social Care Provisions
- 84/85 Bus Update

The County Councillor report will be shared on the Parish Council website

7. To review and comment on the following planning applications, enforcement notices and appeals:

The Parish Council made a statement that as a new council members who are still learning and gaining experience, they feel passionate about the community and the Parish's Location within the AONB. As such any decisions made on planning applications are considered fairly and with the intention of maintaining the Parish's aesthetics and community values. The Parish Council are aware that Planning Applications can be an emotive subject, however the considerations made by them in their capacity as Councillors are never personal.

The district councillors supported this statement and noted the importance of the local knowledge provided by Parish Councils when considering applications. They noted that this reinforces the need to have a pre application conversation with District Councillors and Stroud District Council.

Action – Councillor Cohen to share information from the planning session she attended

a. S.24/1048/HHOLD | Installation of air source heat pump. | 3 Old Yew Tree Cottage Pitt Court North Nibley Dursley Gloucestershire GL11 6EB

The Parish Council considered the application and noted the positive environmental factor. They resolved to make no comment

a. S.24/1021/FUL | Conversion of existing redundant agricultural building to residential use (C3) | Millmans Farm Wotton Road North Nibley Wotton-Under-Edge Gloucestershire GL12 7PD

The Parish Council considered the application and resolved to write to Stroud District Council to share their objections to the application on the following grounds:

Considerations:

The application is for a conversion of an existing redundant agricultural barn to single dwelling and annexe

The plan is to convert a redundant barn into residential accommodation.

The property sits within an AONB

This sits without the envelope of the village.

It is situated within a complex of converted barns and Farmhouse of which Millmans Farm and Dovecote are grade 2 listed.

Core Policy CP15 Criteria for Permitting Development

This will change the distinct identity of the settlement around Millman's Farm – the building does not maintain local character.

Criterion 4 – there is no financial justification report saying the conversion is to be used for the upkeep of the farm house.

There is no justification for the loss of the barn – the land has not been sold so still need upkeep and farming – where is the farming equipment to be stored? If this barn is converted to residential then it could lead to the demand for a new barn in the AONB countryside which is not acceptable. This will not be converted and used as affordable housing to help the community. There is no plan as to who will occupy the building and the annex.

The single shared drive onto the B road from the residential properties is not ideal/safe it is crushed stone and exits onto a bend. If all dwellings are occupied, then will lead multiple vehicle usage with heavy equipment needed for building causing damage to the environment and dust.

North Nibley Parish Council supports the objections made by Highways.

CP14 High Quality Sustainable Development is not met on the following points:

5. Appearance is not in keeping with its surroundings
13. Not safe to access local amenities on foot or by bike.
14. it is car dependent.

The Parish Council request that if the planning authority are minded to approve the application, a Section 106 Agreement is to be signed by the applicant covering the following points;

1. The proposed annexe use is ancillary to the main property at all times
2. The annexe is only occupied by a family member or carer.
3. No separate access or parking is installed or used in conjunction with the annexe.
4. The annexe should not be sold off or used as a separate dwelling unit.
5. The above to apply in perpetuity.

The Parish Council resolved to agree that if the applicant is unwilling to sign such an agreement then the proposal should not be permitted.

The Parish Council expressed the importance of ensuring a separate independent dwelling is not created and safe-guarding this for the future.

North Nibley Parish Council wishes to note that it strongly urges the consideration of Biodiversity and Energy Efficiency in all planning applications.

b. S.24/1151/FUL | Erection of an agricultural building | Agricultural Building At Katharines Farm Swinhay Lane Swinhay Wotton-Under-Edge Gloucestershire

The Parish Council considered the application and after a lengthy discussion, resolved to remain neutral to the application, but note the following to Stroud District Council:

1. No Advice was sought pre application on the site and scale of the building for circa 11 acres.
2. Considering Core Policy CP15 A Quality Living and Working Countryside, 2. Permissible development principles – essential for farming:

No demonstration of need for the building – there is no financial report or plan on how to use the agricultural building. Mention is made of possible accommodation of sheep and cattle, however the application is sought for storage.

c. S.24/1028/FUL | Erection of 1no. Log Cabin for Holiday Use (Resubmission of S.23/0746/FUL) | Plumtree Cottage Waterley Bottom North Nibley Dursley Gloucestershire GL11 6EF

The Parish council considered the application and noted that the resubmission was the same as the initial application. The Parish Council resolved to write to Stroud District Council to reconfirm with their objections and comments as per S.23/0746/FUL and to include an addendum to request that the case officer considers the access concerns demonstrated during the pop-up campsite period of 2020.

d. S.24/0962/FUL | Erection of an agricultural building, two shipping containers with an earth and turf roof, extension to the agricultural track, regrading (flattening) of a section of the lower meadow. Retrospective permission for engineering works to landscape. | Land Opposite New Inn Waterley Bottom North Nibley Gloucestershire

North Nibley Parish Council considered the application and thanked the applicant for their attendance at the meeting and their due diligence. The Parish Council resolved to write to Stroud District Council with the following comments:

If Stroud are minded to approve the application then the following points should be considered and incorporated into any approval

- A condition should require the re-profiling of the middle section of the bank to be completed to the Local Authority's satisfaction before the barn is constructed to ensure compliance with the Enforcement Notice at the earliest opportunity.
- similarly a condition should require the containers to be buried and covered before the barn is constructed to avoid the containers being put in place and left exposed for any length of time as this would be very unsightly and detrimental to the visual amenities and character of the AONB.
- on implementation it would be appropriate to control the hours of operation for constructing and planting the vineyard in order to have some degree of protection from noise/ traffic etc for local residents. The suggestion from the parishioner was 8.30-to 17.30 Monday to Friday and 8.30 to 13.00 on Saturdays with no Sunday working. The same hours should apply to use of the workshop.
- a condition restricting the use to no retail sales to the public from the site should be added to avoid a retail use being created with the extra traffic and associated noise etc down the narrow lanes which would be inappropriate in the AONB
- a condition banning the burning of rubbish etc on the site would be appropriate due to the proximity of nearby residential properties and it is understood that a condition was applied to the recent Stables at Waterley Bottom Cottage permission S.22/2690/FUL.
- a condition which prohibits external lighting whether fixed or mobile in the interests of the amenities of local residents and to minimise light pollution in the open countryside should also be added, again consistent with the recent S.22/2690/FUL consent.

8. To note decisions on planning applications, enforcement notices and appeals since last meeting of the council as per planning report (available on Parish Council website)

Noted – Report will be shared to Parish Council website

9. To review and agree Parish Council Policies and Procedures

a. Complaints Procedure

The Parish Council reviewed the document and agreed to adopt the policy for 2024/25

b. Grievance Policy

The Parish Council reviewed the document and agreed to adopt the policy for 2024/25

c. Bio-Diversity Policy and Plan

The Parish Council reviewed the document and agreed to adopt the policy for 2024/25

d. Winter Action Plan –

The clerk explained that a Winter Action Plan was being put together and gave Parish Council opportunity to highlight any elements to include. Finished plan will be added to September agenda for approval

Action: Clerk to contact Gloucestershire County Council to have broken Grit bin and Warend Hill replaced

Action: Clerk to finalise Winter Action Plan

10. Parish council finances

a. To review and agree payments on the payment schedule (appendix 1)

The Parish Council resolved to make the following payments totalling £3,233.87:

A Rossiter

Salary (Local Government Act 1972, S112 (2) (2A))

Expenses (Local Government Act 1972, S112 (2) (2A)

Repayment for covering bill following Lost Cheque to TreeCreeper Arborists (agreed on 24 April 2024)

HMRC

PAYE (Local Government Act 1972, S112 (2) (2A))

NEST

Employee Pension: (Local Government Pension Scheme Regulations 2013, Regulation 67)

TW Hawkins

Cemetery Grass Cut (LGA 1972 s214 & s215)

GAPTC

To pay for councillors to attend training (Local Government Act 1972, Section 111)

b. To note any receipts

The following receipts were noted:

Stroud District Council

£1686

Section 106 payment from 2020: (Town and Country Planning Act 1990, Section 106)

c. To review and agree bank reconciliation

Agreed

d. To carry out internal finance risk management check

A review of statements and invoices was carried out by the clerk and chairperson

e. To review reserves and investments and agree any actions

Parish Council agreed that there were amendments to be made, however this requires further report and will be deferred to a late meeting

Action: Clerk to arrange informal Parish Council August meeting to review reserves to be agreed in September

11. To review matters arising from previous meetings and agree any further actions:

a. Clerk update report

Parish Council confirmed receipt of clerk report which will be shared on Parish Council website

b. Councillor update reports

Councillor Brown –

- Has now completed GAPTC training on “Planning in Plain English” and “Being a Better Councillor”
- Working on Biodiversity plan for the Parish Council

Councillor Harper

- Offered Thanks to music festival organisers, and made a suggestion that Parish Council look to organise an event next year in lieu of this valuable event

Councillor J Smith

- Solicitor discussions around Play Area Covenant still ongoing. Spoke about the possible need for an indemnity insurer to be involved.
- Meeting planned with Play Area Installation company

Action: Councillor J Smith to share solicitor correspondence with Parish Council members

Action – Clerk to add play area discussion to beginning of September meeting agenda

12. To receive an update from clerk on Parish Council correspondence not included within agenda

Parish Council noted receipt of report which will be uploaded to Parish Council website

13. To receive and approve written cemetery report from Burial Clerk and agree any actions/requests

Parish Council noted receipt of report and gave their thanks to the Burial Clerk and also to Alan Smith for his works on the hedges

14. To note any risk assessments carried out

Noted assessments on both Parish Council Defibrillators

Action – Councillor L Smith to carry out Risk Assessments on Exercise Equipment at least quarterly

15. To receive verbal update from councillors on their activities since last meeting (not covered in Councillor Update Report)

No new information to report

16. To note that the next Parish Council meeting will be held on the 11th September 2024

Noted

Signed: Mandy Rossiter, Clerk

Date: 3rd July 2024